

WARNER RANCH 4 ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
NOVEMBER 10, 2003

A meeting of the Warner Ranch 4 Association Board of Directors was held on Monday, November 10, 2003, at the office of Lepin and Renehan Management, Inc., 7955 S. Priest Drive, Suite 105, Tempe, Arizona, at 6:00 p.m.

In attendance: Dave McCotter, Mike Gehring, and Byron Harrod. Gina Larsen of Lepin and Renehan Management, Inc. was also present.

Absent: Bruce Read and Ross Pearlman                      Guests: None

The meeting was called to order at 6:03 p.m.

Upon motion duly made the following resolutions were unanimously passed:

Resolved: To approve the September 8, 2003, Board of Directors Meeting Minutes, as written.

Resolved: To accept the financial statements for August 31, 2003, and September 30, 2003, subject to audit.

Resolved: To have management no longer mail Receipts and Disbursements to the Board in non-meeting months.

Resolved: To leave the stolen yet recovered vacuum breaker in impound until the court case is settled and let the judge decide who gets the device.

Further

Resolved: To have community manager contact Detective Frye of the Phoenix Police Department and ask him how to file a claim with the court for the vacuum breaker.

Resolved: To approve the Architectural Submittal from Lot #380 (Read) for the painting of the exterior of their home.

Resolved: To send a letter to the homeowner of Lot #381 with a list of desired replacement trees (Oak/Elm) and request the homeowner decide which they would prefer and respond in writing to the board.

Resolved: To table further discussion of the granite redressing until the January 12, 2004, board meeting.

Resolved: To approve the proposal submitted by Arizona Maintenance Professionals for the brick border repair in the common area at a cost of \$900.00.


Resolved: To approve landscape work at a cost of \$1,202.50, per the attached memo dated 11/3/03, submitted by Ground Specialties.

Resolved: To not accept homeowner's offer of palm trees to be transplanted from their rear yard to the common area located on the southwest corner of Ray Road and McKemy. This would be cost prohibitive.

- Resolved: To have management get proposals from contractors, who specialize in walls/barriers for the placement of steel posts filled with concrete at the southwest corner of Ray Road and McKemy.
- Resolved: To have management get proposals from Arizona Maintenance Professionals and TVC Painting for the repair and painting of the wrought iron and stucco on the view fences along all tracts on the property.
- Resolved: To have management get a proposal from Arizona Maintenance Professionals for minor sidewalk repair in Tract E.
- Resolved: To have management get a legal opinion regarding changing the CC&Rs to prohibit commercial vehicles on the property.
- Resolved: To have a 15-gallon Chinese Elm planted in Tract L.
- Resolved: To send a letter to the owner of Lot #463 advising them that the Community Manager's title has recently changed from Property Manager and that this person is the same person. The Association does enforce restrictions on public streets, per Article 10, Section 10.11, which was quoted in the letter sent to you on June 27, 2003, please see the enclosed article. The Association will not give any homeowner the personal enforcement information of another homeowner due to each homeowner's right to privacy. The Association does not conduct selective enforcement and is sure that your poll data will reveal this. Once your poll has been conducted, the Association would like a copy of your data.

The meeting was adjourned at 8:03 p.m. The next meeting is scheduled for January 12, 2003.

Respectfully submitted,

  
Gina Larsen  
Acting Secretary

  
Dave McCotter  
President