

WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 12, 2004

A meeting of the Warner Ranch 4 Association Board of Directors was held on Monday, January 12, 2004, 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, Ross Pearlman and Bruce Read. Gina Larsen of Lepin and Renehan Management, Inc. was also present.

Absent: Byron Harrod Guests: None

The meeting was called to order at 6:00 p.m.

Upon motion duly made the following resolutions were unanimously passed:

Resolved: To approve the November 10, 2003, Board of Directors Meeting Minutes, as written.

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

Resolved: To approve the common area brick border repair in Tract C.

Further

Resolved: To have Ground Specialties remove the sprinklers from this area and to move granite from the west end of the tract to fill the loop that is created by the brick border repair.

Resolved: To table discussion for the installation of cement bollards on the southeast corner of Ray and McKemy until the March 8, 2004, board meeting.

Resolved: To approve the proposal from TVC Painting for the wrought iron/stucco walls on the greenbelts to be painted and repaired at the cost of \$8,900.00.

Resolved: To ask TVC Painting what the cost would be to paint the vacuum breaker cages at the same time the wrought iron/stucco walls are being painted.

Further

Resolved: To draft a notification letter for the homeowners being affected by the wrought iron/stucco wall repair/painting project to include the following:


- Verify homeowners are not allowing their irrigation in their rear yards to spray on the walls.
- All structures and landscape materials are moved/cutback from the wrought iron/stucco walls in their rear yard prior to the painting project.
- Allow painters access to rear yards during painting project.


Further

Resolved: To email drafted homeowner letter to the board for final approval.

The meeting was adjourned at 7:25 p.m. The next meeting is scheduled for March 8, 2004.

Respectfully submitted,


Gina Larsen
Acting Secretary


Dave McCotter
President