

**WARNER RANCH 4 ASSOCIATION
ANNUAL MEETING OF MEMBERSHIP
MINUTES
May 10, 2004**

The annual meeting of membership of Warner Ranch 4 was held on Monday, May10, 2004 at, 7955 S. Priest Drive, Tempe, Arizona, at 7:00 p.m.

Directors in attendance were Dave McCotter, Mike Gehring, Ross Pearlman and Byron Harrod. Larry Lepin and Gina Larsen of Lepin and Renehan Management, Inc. were also present.

A quorum was established with 34 lots represented, eight (8) in person and twenty-six (26) by proxy.

The meeting was called to order at 7:05 p.m.

The Affidavit of Mailing was presented.

Larry Lepin spoke to the homeowners present on behalf of the management company giving them history of the company and thanking them for their continued use of Lepin and Renehan Managements' service.

A motion was made, seconded, and unanimously passed to waive reading of the minutes of the 2003 Annual Meeting and approve them as written.

Mike Gehring gave the Treasurer's Report, stating that the Association is in good standing. Additionally explained to the homeowners that the reserve money is set aside in advance for large projects and that the balances in these accounts were good.

Elections were announced. The following homeowners submitted their names prior to the meeting: Mike Gehring. The floor was opened to nominations. Nominations for the following homeowners were received from the floor: Dave McCotter, Ross Pearlman, Byron Harrod and Steve Felde. A motion was made, seconded and unanimously approved to elect Mike Gehring, David McCotter, Ross Pearlman, Byron Harrod and Steve Felde by a vote of acclimation.

A discussion followed, which included the following topics: Landscape renovation, granite replacement, Architectural Committee procedures and questions were answered concerning the City Park.

There being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,



Gina Larsen
Acting Secretary