

WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MAY 10, 2004

A meeting of the Warner Ranch 4 Association Board of Directors was held on Monday, May 10, 2004, at the office of Lepin and Renehan Management, Inc., 7955 S. Priest Drive, Suite 105, Tempe, Arizona. The meeting was called to order at 7:45 p.m.

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

Upon motion duly made the following resolutions were unanimously passed:

Resolved: To approve the March 8, 2004, Board of Directors Meeting Minutes, as written.

Resolved: To accept the financial statements for February 29, 2004, and March 31, 2004, subject to audit.

Resolved: To assign the positions of the officers of the Board of Directors as follows: President – Dave McCotter, Vice President – Ross Pearlman, Secretary – Byron Harrod and Treasurer – Mike Gehring.

Resolved: To appoint Steve Felde as the Architectural Chairperson.

Resolved: To send a letter to the homeowner of Lot #523 requesting they remove the bougainvillea along the shared, wrought iron and stucco fencing between their home and the Association's property. It is the Board of Directors opinion that the bougainvilleas are causing the damage to the wrought iron and stucco fence. The Board of Directors is currently getting proposals to repair/replace this fencing and will determine and advise of the homeowner's of their portion of this cost.

Further

Resolved: To ask Southwest Commercial if the old wrought iron has to be replaced. If it does not, ask them to provide a bid that includes keeping the old wrought iron.


Resolved: To email the spring landscape walk through proposal to the Board of Directors once received from Ground Specialties.


Resolved: To ask Southwest Commercial to provide a bid for the refurbishment/replacement of the rusted through wrought iron panel behind Lot #317.

Resolved: To send a letter to the homeowner of Lot #597 requesting they remit \$1,470.34 to the Association immediately as payment for the damage, caused during an auto accident in April 2003 to the common wall shared by the homeowner and the Association. Note that this demand for payment must be disclosed to any prospective buyers, real estate agents and the title company that handles the close of escrow on the home.

The meeting was adjourned at 8:15 p.m. The next meeting is scheduled for July 12, 2004.

Respectfully submitted,


Gina Larsen
Acting Secretary


Dave McCotter
President