

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

A meeting of the Warner Ranch 4 Association Board of Directors was held on Monday, July 12, 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 6:05 p.m.

In attendance: Dave McCotter, Mike Gehring, Byron Harrod, and Steve Felde. Homeowner Bruce Read, Lot #380, and Gina Larsen of Lepin and Renehan Management, Inc. were also present.


Upon motion duly made the following resolutions were unanimously passed:

- Resolved: To appoint Bruce Read to the Board of Directors.
- Resolved: To approve the May 10, 2004, open session meeting minutes, as written.
- Resolved: To approve the May 10, 2004, annual membership meeting minutes with the deletion of Bruce Read being in attendance.
- Resolved: To accept the financial statements for April 30, 2004, and May 31, 2004, subject to audit.
- Resolved: To approve the financial statements for the fiscal year 2003 as audited by Clyde and Joanne Raymond, CPA's.
- Resolved: To approve C&J Raymond to audit the 2004 records and prepare taxes and the annual report to the Arizona Corporation Commission.
- Resolved: To send a letter to the Board of Directors for Sundance Park asking them to please maintain the park to include the following: trim bushes and pull weeds regularly; remove all dead bushes and replace, fill in washed out areas next to the sidewalks (tripping/safety hazard); when the trash bins were installed, the sidewalks were not cleared of construction debris, please do so. The overall maintenance is poor and not up to the standards of the neighborhood in which it is located.
- Resolved: To send a second letter to the Board of Directors for Sundance Park requesting a representative meet with the Board of Directors of Warner Ranch 4 at their September 13, 2004, meeting to discuss granite redressing in the park. If they can not come to the September meeting, please contact community manager to possibly have a special meeting at the park.
- Resolved: To approve the tree trimming proposal (#5923) submitted by Tree Doctors for crown thinning, cleaning, raising and reduction at a total cost of \$5,708.10 and trimming of 16 fan palms at a total cost of \$593.60.
- Further  
Resolved: To have Tree Doctors leave the "trimming tags/markers" on the trees until after the walk through is complete.
- Resolved: To approve the request for Landscape Maintenance Service fee increase of \$100.00 per month effective January 2005, as submitted by Ground Specialties. The new monthly fee will be \$4,000.00 per month effective January 2005.

- Resolved: To send the homeowner of Lot #523 (Wakefield) a letter advising them that the Board of Directors has concluded that the damage to the wrought iron fencing and block wall next to their home was caused by the growth of the bougainvillea shrubbery, which is growing on their property. The Association has requested this shrubbery be removed so as to not cause damage to the fencing with no response from the homeowner. Based on this conclusion, the Board of Directors deems the repair of the fencing the sole responsibility of the homeowner. The Board of Directors has received an estimate for the repair of the fencing at a cost of \$1,578.00 and has approved for the repairs to be completed. This letter shall serve as notice to the homeowner that per Article 4, Section 4.2 Maintenance of Owner's Structures and Article 11 Party Walls of the Covenants, Conditions and Restrictions, this wall will be repaired and the cost of the repairs will be attached to the homeowners account for payment 30 days from the date of this letter.
- Resolved: To send the homeowner of Lot #317 (MacGregor) a letter advising them that the Board of Directors has concluded that a panel of wrought iron fencing at the rear of their lot needs to be replaced. Per Article 11 Party Walls of the Covenants, Conditions and Restrictions, the cost of the replacement of this panel shall be borne by both the Association and the homeowner. The Association has received and approved an estimate of \$300.00 for this repair. Please remit \$150.00 to the Warner Ranch 4 Homeowners Association.
- Resolved: To approve the estimate of repair of wrought iron and block wall fencing provided by Southwest Commercial Services, Inc. at a cost of \$1,578.00. (Lot #523)
- Resolved: To approve the estimate for replacement of the rusted wrought iron panel on the back of Lot #317 at a cost of \$300.00 that was provided by Southwest Commercial Services, Inc.
- Resolved: To send a response letter to the homeowner of Lot #270 (Gressley) quoting the Architectural Guidelines that reference Sun Screens and Window Tinting. Let homeowner know that if they can keep the inside of the window covered from the inside and prevent illumination/visibility of sign at night from the street, the sign can remain. If they are not able to make the sign non-visible from the street at night, it must be removed.
- Resolved: To table further discussion of Lot #337 (Yardeni) until the September 13, 2004 board meeting. The board of directors will look at the trees the homeowner has requested to have removed.

The meeting was adjourned at 7:40 p.m. The next meeting is scheduled for September 13, 2004.

Respectfully submitted,

  
Gina Larsen  
Acting Secretary

  
Dave McCotter  
President

**WARNER RANCH 4 HOMEOWNERS ASSOCIATION**

**P O BOX 11330**

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**ADDENDUM TO THE MEETING MINUTES OF THE BOARD OF DIRECTORS**

July 12, 2004

A meeting of the Board of Directors of Warner Ranch 4 Homeowners Association, an Arizona Corporation, was held on this date. One of the purposes of the meeting was to discuss the audit for the year ending December 31, 2003. After discussion and upon motion duly made and seconded it was unanimously:

**RESOLVED:** To approve the financial statements for the fiscal year 2003 as audited by Clyde and Joanne Raymond, CPA's.

**RESOLVED:** To approve C&J Raymond to audit the 2004 records and prepare taxes and the annual report to the Arizona Corporation Commission.