

**WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
November 8, 2004**

A meeting of the Warner Ranch 4 Homeowners Association Board of Directors was held on November 8, 2004, at the office of Lepin and Renehan Management, Inc. at 6:00 p.m.

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

The meeting was called to order at 6:02 p.m.

After due discussion and upon motion duly made, the following resolutions were unanimously passed unless otherwise indicated:

Resolved: To approve the minutes of the September 13, 2004, board meeting as written.

Resolved: To approve the financial statements for the months ending June 30, 2004, July 31, 2004, August 31, 2004 and September 30, 2004, subject to audit.

Resolved: To send a thank you letter to Kris Kircher, Park Maintenance Superintendent of City of Chandler, for the recent efforts in cleaning up Sundance Park.

Further

Resolved: To have Dave McCotter meet with Kris Kircher, Park Maintenance Superintendent of City of Chandler, to discuss future maintenance issues and the granite redressing of Sundance Park.

Resolved: To approve proposal #6176 submitted by Tree Doctors with the amendment to remove tree #179 and stump grind. Total approximate cost \$641.40.

Resolved: To approve the proposal submitted by Ground Specialties to perform the following:

- Remove all Acacia Redolens and redress granite where they are removed – total cost \$2,760.00
- Remove existing river rock, cleanout silt and debris and replace river rock at North and South ends of Tract A – total cost \$500.00
- Remove the border around Tract H, cap sprinklers, kill grass and install 3 tons of 3/4" Walker Gold granite – total cost \$350.00
- Clean out drain in Tract S and replenish river rock – total cost \$150.00

Further

Resolved: To delay renovations to Tract H until spring 2005 once the winter rye grass has died.

Resolved: To have drywells in Tracts A and G inspected.

Warner Ranch 4
November 8, 2004
Page 2

Further

Resolved: To verify that ECI cleans the drains from the street and have them clean the drywells in Tracts A and C.

Further

Resolved: To place the cleaning of the drywell in Tract G on the January 2005 agenda for discussion if it is found to need cleaning.


Resolved: To appoint Dave McCotter as primary contact and Mike Gehring as secondary contact for signing of checks and receivables paperwork.

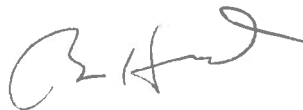
Resolved: To send a letter to the homeowner of Lot #523 (Wakefield) stating the Board of Directors has reviewed all information presented and has resolved that in accordance with Association documents the Board has agreed to pay half of the cost of the repair of the block and wrought iron fencing that is between their property and Association property. They will be required to pay \$789.00 for half of the repair of this fencing. The Board received two estimates and this is the lower amount of the two. They will be asked to contact the management company at their earliest convenience to give access to the rear yard for these repairs.

Resolved: To send a letter to the homeowner of Lot #270 (Gressley) stating that the Board of Directors has determined that their interior design that is in view from the street is not causing disharmony in the neighborhood. Even though it is in violation of the Architectural Guidelines, the board will allow it to remain and will note this in their file. They will be advised that any future violations of any of the Association documents will be enforced.

The meeting was adjourned at 7:27 p.m. The next meeting is scheduled for January 10, 2004.

Respectfully submitted,


Gina Larsen
Acting Secretary



Byron Harrod
Secretary