

**WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
March 14, 2005**

A meeting of the Warner Ranch 4 Homeowners Association Board of Directors was held on March 14, 2005, at the office of Lepin and Renehan Management, Inc. at 6:00 p.m.

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

Homeowner in attendance: John Krueger (528).

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

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

Discussion: John Krueger, Lot #528, asked for the Board to explain the criteria for management writing violation letters. Dave McCotter explained the Boards responsibility to enforce the CC&Rs and the specifications that have been given to the management company. Mr. Krueger left the meeting at 6:16 p.m.

Resolved: To approve the minutes of the January 10, 2005 board meeting as written.

Resolved: To accept the financial statements for the months ending December 31, 2004, January 31, 2005 and February 28, 2005, subject to audit.

Resolved: To send a letter to Lot #395 (Dufresne) letting them know that the poles on the trampoline can stay as they are (painted black).

Resolved: To send a letter to Lot #286 (Roberts) letting them know that the shed is not approved as it is visible to the street and neighboring lots, is a violation of the CC&Rs and must be removed within 30 days.

Resolved: To send a letter to Lot #474 (Jeske) letting them know that while the shed may have been in existence for some time, it was concealed from view by a neighbor's plantings. Now that the existence of the shed has come to the Board's attention the Board is required to request that the lot be brought into compliance with the Association's documents. The shed was installed without approval and it violates the CC&R's, therefore the request to allow the shed has been denied and the shed must be removed.

Resolved: To decline having an attorney review the annual meeting package.

Warner Ranch 4
March 14, 2005
Page 2

Resolved: To approve proposal #6704 submitted by Tree Doctors at a cost of \$6,630.30 for tree trimming and proposal #6705 at a cost of \$593.60 for trimming the fan palm trees

Resolved: That trees #408 and #419 are to be removed and stumps ground by Tree Doctors.

Further

Resolved: To have trees #408 and #419 replaced with 15 gallon Evergreen Elms.

Resolved: To have all Tracts with the exception of Tract A over seeded with winter rye grass.

Resolved: Not to replace the bulletin board on McKemy.

Further


Resolved: To have a handyman remove the bulletin board posts and fill in the holes that are located on McKemy.

Resolved: To approve the expenditure of \$825.00 and installation of an additional 15 tons of granite to be placed in the areas where the Acacia Redolens were recently removed per the attached proposal submitted by Ground Specialties.

Resolved: To approve the hard pruning recommendation memo received from Ground Specialties. The pruning cycle is to commence immediately.

The meeting was adjourned at 7:31 p.m. The next meeting is scheduled for May 9, 2005, immediately following the annual membership meeting.

Respectfully submitted,


Gina Larsen
Acting Secretary


Dave McCotter
President