

**WARNER RANCH 4 ASSOCIATION
ANNUAL MEETING OF MEMBERSHIP
MINUTES
May 9, 2005**

The Annual Meeting of Membership of Warner Ranch 4 was held on Monday, May 9, 2005 at 7955 S. Priest Drive, Tempe, Arizona, at 6:30 p.m.

Directors in attendance were Dave McCotter, Mike Gehring, Bruce Read, Steve Felde and Byron Harrod. Gina Larsen (Community Manager) and Laura Heffron (Head of Management Services) of Lepin and Renehan Management, Inc. were also present.

A quorum was established with 35 lots represented, twelve (12) in person and twenty-three (23) by proxy.

The meeting was called to order at 6:30 p.m.

Dave McCotter, President, introduced the board members and the representatives of Lepin and Renehan Management.

The Affidavit of Mailing was presented.

A motion was made, seconded, and unanimously passed to waive reading of the minutes of the 2004 Annual Meeting and approve them as written.

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, Bruce Read, David Rich and Steve Felde.

A motion was made, seconded and unanimously approved to increase the number of Board Members to seven (7).

A motion was made, seconded and unanimously approved to elect Mike Gehring, David McCotter, Ross Pearlman, Byron Harrod, Bruce Read, David Rich and Steve Felde by a vote of acclamation.

A discussion followed, which included the following topics: Architectural Committee procedures – appointment of new members, CC&R enforcement procedures and the financial institutions the Association is using.

There being no further business, the meeting was adjourned at 7:27 p.m.

Respectfully submitted,



Gina Larsen
Acting Secretary



Dave McCotter
President