

**WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
July 11, 2005**

A meeting of the Warner Ranch 4 Homeowners Association Board of Directors was held on July 11, 2005, at the office of Lepin and Renehan Management, Inc. at 6:00 p.m.

In attendance: Dave McCotter, Bruce Read, Mike Gehring, Ross Pearlman, David Rich and Gina Larsen of Lepin and Renehan Management, Inc.

Absent: Steve Felde and Byron Harrod

The meeting was called to order at 6:05 p.m.

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

Resolved: To approve the open session meeting minutes for March 14, 2005, as written.

Resolved: To approve the annual membership meeting minutes for May 9, 2005, as written.

Resolved: To approve the open session meeting minutes for May 9, 2005, as written.

Resolved: To accept the Receipts and Disbursements for months ending March 31, 2005, April 30, 2005 and May 31, 2005, subject to audit.

Resolved: To appoint Chera Focazio, Lot #327, to the Architectural Committee for a period of one year.

Resolved: To appoint David Rich to the Grounds Committee as the Chairperson.

Resolved: To approve the Ground Specialties rate increase memo effective 5/1/05.
NOTATION: Hourly sprinkler labor rates will be \$27.50 and service call fees will be \$35.00 per hour for calls during working hours (8:00 a.m. to 4:00 p.m.) and after hours and weekends will be \$50.00 per hour.

Discussion: Rental Property Enforcement was discussed and will be researched further by the Board of Directors.

The meeting was adjourned at 7:13 p.m. The next meeting is scheduled for September 12, 2005.

Respectfully submitted,


Gina Larsen
Acting Secretary


Dave McCotter
President