

**WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
September 12, 2005**

A meeting of the Warner Ranch 4 Homeowners Association Board of Directors was held on September 12, 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, Byron Harrod and Gina Larsen of Lepin and Renehan Management, Inc.

Absent: Steve Felde

Homeowners present: Nancy and Richard Woodham (472) and Cynthia Yang (496).

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

Homeowner Discussion:

- Nancy and Richard Woodham (472) requesting approval to allow a vine to grow on their rear view fence for privacy. The Woodhams offered that they would be responsible for the maintenance to include replacement of wrought iron, if necessary. Board stated that they would take it under advisement and would provide a written response after the meeting. Homeowners left at 6:14 p.m.
- Cynthia Yang (496) requesting approval to waive monetary penalties for yard maintenance violations (weeds/grass in granite). Homeowner is out of the country for long periods of time. Board agreed that if homeowner notifies management that they are out of the country and the lot falls into disrepair during the absence, management is to send the homeowner an email notifying them of the disrepair. Board stated that they would take it under advisement and would provide a written response after the meeting. Homeowner left at 6:23 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 July 11, 2005, as written.

Resolved: To accept the Receipts and Disbursements for months ending June 30, 2005 and July 31, 2005, subject to audit.

Resolved: To approve the financial statements for the fiscal year 2004 as audited by Clyde and Joanne Raymond, CPA's.

Resolved: To approve C&J Raymond to audit the 2005 records and prepare taxes and the annual report to the Arizona Corporation Commission.

Resolved: To assign a sub-committee of three board members, consisting of Mike Gehring, Bruce Read and Ross Pearlman, to research and provide to the full Board of Directors a report on any possible risks being taken with the Association's funds and recommendations of institutions and investment opportunities.

Resolved: To contact ECI and request they evaluate the drainage in Tract C coming off of Shannon. Advise the Board of the drainage capacity of this specific area.

Resolved: To get bids for the re-stuccoing and painting of the bottom portions of the perimeter wall the entire length of Kyrene where the stucco and paint are peeling,

Further

Resolved: To have Dunn Edwards provide its professional opinion as to what is causing the peeling of the stucco and paint on the wall along Kyrene when evaluating the wall for specifications.

Resolved: To amend the monetary penalty policy to include a separate fine of \$100.00 for any architectural improvement that is started without prior approval. Failure to comply within 14 days will result in an additional fine of \$200.00 per letter until such a time that the homeowner comes into compliance.

Resolved: To send the homeowners of Lot #472 (Woodham) a letter informing them that they can keep the vine on the wrought iron fence behind their home with the understanding that they are 100% responsible for the maintenance of the wrought iron fence. Additionally, the removal of the vine must be disclosed to any potential homeowners during the sale of the home, the vine removed and the wrought iron fence repaired.

Resolved: To approve the proposal from Tree Doctors for fall tree trimming at a total cost of \$9,858.00.

Resolved: To have Tree Doctors re-tag any trees where the existing tag has grown into the tree, is unreadable, or is not at a six-foot level at a cost of \$2.65 per tree.

Resolved: To accept the proposal provided by Ground Specialties to remove the river rock in the two spillways in Tract A, clean out the debris, level and refill with river rock at a total cost of \$600.00.

Resolved: To draft a letter to be sent to all homeowners to gain compliance regarding notification of the management company of rental/lease properties. Letter to be emailed to full Board of Directors for final approval for inclusion in the budget mailing to all homeowners.

Resolved: To have Steve Felde coordinate an Architectural Review committee to review the Architectural Design Guidelines for proposed revisions. Request that he contact Chera Focazio and Jaye McCotter to sit on this committee and assist with this project.

Resolved: To require two signatures of board members on all Architectural Approvals with one signature being either the President or Vice President of the Board of Directors.

The meeting was adjourned at 8:17 p.m. The next meeting is scheduled for November 14, 2005.

Respectfully submitted,



Gina Larsen
Acting Secretary



Dave McCotter
President