

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

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

In attendance: Dave McCotter, Mike Gehring, David Rich, Byron Harrod and Gina Larsen of Lepin and Renehan Management, Inc.

Absent: Bruce Read and Ross Pearlman

Homeowners present: Chera Focazio (327) and Lisa Beckendorf and Adam Arndt (292).

The meeting was called to order at 6:03 p.m.

Discussion: Homeowners Lisa Beckendorf and Adam Arndt (292) came to discuss what is a reasonable amount of time for an RV to be parked at the property for loading and unloading purposes. The Board confirmed 24 hours is reasonable. Homeowners left the meeting at 6:16 p.m.

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

- Resolved: To accept Steve Felde's resignation from the Board of Directors.
- Resolved: To appoint Chera Focazio (327) to the Board of Directors.
- Resolved: To approve the open session meeting minutes for September 12, 2005, as written.
- Resolved: To accept the Financial Statements for months ending August 31, 2005, September 30, 2005, and October 31, 2005, subject to audit.
- Resolved: To require a manufacturer's brochure (colored copy) and paint chips of existing and proposed paint colors of home be submitted for all stone facing submittal requests.
- Resolved: To appoint Chera Focazio (327) as the chairperson for the Architectural Committee.
- Resolved: To appoint Mike Gehring and Lavonna Percival-Gehring (319) to the Architectural Committee.
- Resolved: To have the Association attorney draw up the appropriate documents for the agreement between the Association and homeowner of Lot 472 (Woodham) and have the documents recorded to the lot with the county to ensure that the removal of the vine that is growing on the wrought iron at the rear of the property is enforced upon sale of this home.
- Resolved: To have Ekmark & Ekmark review the Association's insurance policies.
- Resolved: To have Certa Pro provide a proposal to repair and paint the entire wall along Kyrene, south of Ray.

Further

- Resolved: To authorize Dave McCotter to review the new proposal provided by Certa Pro Painters and make a decision between Certa Pro and Custom Estates to paint the wall along Kyrene, south of Ray.
- Resolved: To accept the changes made to the Monetary Penalty Policy regarding architectural changes without approval and include the revised Monetary Penalty Policy with the 2006 Budget mailing.
- Resolved: To accept the proposal provided by Community Action Security Company to patrol the community for parking violations effective January 2006 at a cost of \$179.00 per month.
- Resolved: To send the homeowners of Lot #470 (Patterson) a letter informing them that they can keep the fish netting 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 fish netting must be disclosed to any potential homeowners during the sale of the home, the fish netting removed and the wrought iron fence repaired.
- Further
Resolved: To have the Association attorney draw up the appropriate documents for the agreement between the Association and homeowner of Lot 470 (Patterson) and have the documents recorded to the lot with the county to ensure that the removal of the fish net that is on the wrought iron at the rear of the property is enforced upon sale of this home
- Resolved: To take no action regarding the email received from the homeowner of Lot #507 (Katz) appealing their denied appeal for waiver of monetary penalty.

The meeting was adjourned at 7:35 p.m. The next meeting is scheduled for January 9, 2006.

Respectfully submitted,



Gina Larsen
Acting Secretary



Dave McCotter
President