

**WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
January 18, 2006**

A meeting of the Warner Ranch 4 Homeowners Association Board of Directors was held on January 18, 2006, at the office of Lepin and Renehan Management, Inc. at 6:00 p.m.

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

Absent: Bruce Read and Byron Harrod

Homeowners present: Lavonna Percival-Gehring (Lot #319)

The meeting was called to order at 6:03 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 November 14, 2005, as written.

Resolved: To accept the Financial Statements for month ending November 30, 2005, subject to audit.

Resolved: To authorize Dave McCotter to review the insurance renewal for 2006 and approve it on behalf of the Board.

Resolved: To have David Rich and Mike Gehring evaluate all of the brick borders surrounding the turf in the common areas for need of replacement or repairs and provide a report to management regarding their findings.

Further

Resolved: To have management use the report provided by David Rich and Mike Gehring to obtain two proposals as follows:

- A proposal for the replacement of all of the brick borders throughout the common areas
- A proposal for the replacement/repair of only the areas that are in immediate need of repair as indicated by the report

Resolved: To have management contact Tree Doctors and request they evaluate the Association trees and provide a tree trimming proposal for priority 1 and clearance trimming.

Resolved: To schedule the annual meeting of the membership for Tuesday, May 9, 2006.

Resolved: To change the day of the Board of Directors regular meeting to the second Tuesday of every other month effective with the May 2006 meeting.

Resolved: To mail notification of the Board meeting date changes to the homeowners with the annual meeting call for nomination forms.

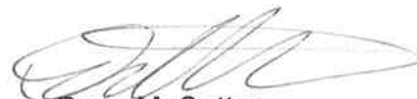
Resolved: To approve the proposal provided by Solar King, Inc. for the installation of two (2) 36-LED lights at each monument sign along Ray Road at a total cost of \$4,504.64.

The meeting was adjourned at 6:33 p.m. The next meeting is scheduled for March 13, 2006.

Respectfully submitted,

Gina Larsen

Gina Larsen
Acting Secretary



Dave McCotter
President