

**WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
March 13, 2006**

A meeting of the Warner Ranch 4 Homeowners Association Board of Directors was held on March 13, 2006, at the office of Lepin and Renehan Management, Inc. at 6:00 p.m.

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

Absent: Dave Rich, Ross Pearlman and Chera Focazio

Homeowners present: Lavonna Percival-Gehring (Lot #319), Vicky Katz (Lot #507), Steve Bowles (Lot #507) and Nicholas and Mildred Barberio (Lot #554).

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

Discussion: Homeowner of Lot #507 Vicky Katz and occupant Steve Bowles attended the meeting to discuss a monetary penalty from 2005 for a trash can violation and monetary penalty for a parking violation. The Board provided clarification of the new parking patrol service. All homeowner guests 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 approve the open session meeting minutes for January 18, 2006, as written.
- Resolved: To accept the Financial Statements for month ending December 31, 2005, and January 31, 2006, subject to audit.
- Resolved: To move \$50,000.00 from FNBA money market account to Merrill Lynch Account.
- Resolved: To have management get proposals for curbing to be installed along the ridge line of the following tract egress/ingress areas: Tract C, Tract J, Tract P, SRP Canal Tract and Tract A.
- Resolved: To have management go back to Cutting Edge Curbing and Awesome Borders and ask them the following questions: 1) How does the curbing hold up? 2) What is the life-expectancy of the product? 3) What is the product made of – what are the specifications of the product in layman's terms?
- Further Resolved: To have management forward additional information received from Cutting Edge Curbing and Awesome Borders to Dave McCotter and authorize Dave to make the final selection of the contractor to proceed with this project.
- Resolved: To have Ground Specialties provide a proposal for the cost of labor and the measured quantity of granite needed for redressing Tracts H, K, J, P, F and A as suggested by Mike Gehring.

Further

Resolved: To have Mike Gehring contact the owner of Walker Butte Granite to negotiate a cost for granite for granite redressing.

Resolved: To approve estimates #8141 and #8140 previously provided by Tree Doctors for spring tree trimming. This shall include the two suggested removals.

Resolved: To send a response letter to Lot #582 (Gaudineer) informing them that the board is taking their letter under advisement and appreciates their suggestion.

Resolved: To add the following verbiage to the violation letters being sent to homeowners for parking violations: "If this was only a temporary situation or if this vehicle is not yours, please contact the management company. The Association appreciates your assistance in maintaining the high standards of this community."

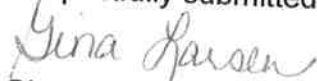
Resolved: To send a letter to Lot #290 (Archer) letting them know that the tree mentioned in their letter is scheduled to be trimmed during the annual tree trimming evolution in late May.

Resolved: To send a letter to Lot #477 (Drexler) letting him know that the Board has advised the grounds committee chairman to look at this area for tree replacement during the spring landscape replacement evolution.

Resolved: To send a letter to the City of Chandler requesting that the streets in Warner Ranch 4 be resurfaced and cracks repaired/filled.

The meeting was adjourned at 7:38 p.m. The next meeting is scheduled for May 9, 2006, immediately following the annual meeting.

Respectfully submitted,



Gina Larsen
Acting Secretary



Dave McCotter
President