

**WARNER RANCH 4 ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION  
May 9, 2006**

A meeting of the Warner Ranch 4 Homeowners Association Board of Directors was held on May 9, 2006, at the office of Lepin and Renehan Management, Inc.

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

Absent: Chera Focazio

Homeowners present: None.

The meeting was called to order at 6:16 p.m.

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

Resolved: To not recall the annual membership meeting for 2006 per the attached legal opinion provided by Carpenter Hazelwood.

Resolved: To appoint Linda Felde to fill the Board of Directors position that was vacated by David Rich.

Resolved: To approve the open session meeting minutes for March 13, 2006, as written.

Resolved: To accept the Financial Statements for month ending February 28, and March 31, 2006, subject to audit.

Resolved: To accept the proposal provided by Cutting Edge Curbing for the replacement of the brick borders with concrete borders throughout the common areas at a cost of \$10,700.00 plus tax.

Further

Resolved: To have Ground Specialties meet with Cutting Edge Curbing to coordinate where the landscapers will enter the turf areas with lawn mowers. The concrete curbing is to be lower for entry points only.

Resolved: To table further discussion of granite replacement until the July 11, 2006 meeting.

Resolved: To accept the proposal submitted by Ground Specialties for tree and plant replacement at a cost of \$3,712.50.

Further

Resolved: To pay for the plant and tree replacement out of the Tree Removal/Replacement Reserve category of the Association's budget.

Resolved: To send a letter to Lot #443 (Wallace) with the following:

- The Homeowners Association has no record of previous communication regarding the vines on the fence. If the Homeowner does have written documentation, please provide copies to the Association for its files.
- Current Board members have served 4 plus years and have no recollection of any approval for a wall extension.
- The Association has no record of an architectural submittal sent by the homeowner requesting approval to install trellises, but the homeowner is welcome to submit for trellis installation at this time.

Resolved: To request that Certa Pro Painters inspect the wall behind Lot #507 and provide written verification of cause of peeled and damaged paint.

Further

Resolved: To send a letter to the homeowner of Lot #507 (Katz) advising them that the Association is having a professional inspect the wall to determine the cause of the damage and approximately how long it has been there. Also request that the homeowner provide a copy of the property inspection sheet provided when they purchased their home.

Resolved: To send a letter to Lot #574 (Eller) letting them know that their file has been noted regarding their vehicle and thank them for communicating with the Association.

Resolved: To send a letter to Lot #588 (Volkovitz) letting them know that the Board has decided the following:

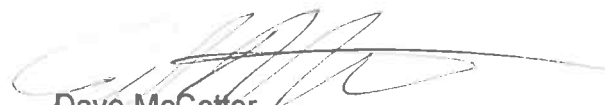
- Homeowner must have a bond covering the cost of repairing the wall, utilities and irrigation
- Homeowner will need to get a permit from SRP for driving construction equipment on the canal
- The permit must state that the Homeowner Association is exempt from all responsibility and the homeowner accepts full responsibility for any damage that may be incurred
- If the above criteria is met, permission to access the rear yard through the Western Canal will be granted

The meeting was adjourned at 7:31 p.m. The next meeting is scheduled for July 11, 2006.

Respectfully submitted,



Gina Larsen  
Recording Secretary



Dave McCotter  
President