

**WARNER RANCH 4 ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION  
July 11, 2006**

A meeting of the Warner Ranch 4 Homeowners Association Board of Directors was held on July 11, 2006, at the office of Lepin and Renehan Management, Inc.

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

Absent: Byron Harrod and Ross Pearlman (both excused)

Homeowners present: None.

The meeting was called to order at 6:05 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 May 9, 2006, as written.
- Resolved: To accept the Financial Statements for months ending April 30 and May 31, 2006, subject to audit.
- Resolved: To approve the financial statements for the fiscal year 2005 as audited by Clyde and Joanne Raymond, CPA's.
- Resolved: To approve C & J Raymond to audit the 2006 records and prepare taxes and the annual report to the Arizona Corporation Commission.
- Resolved: To have Ground Specialties check the entire irrigation system for any underground leaks.
- Resolved: To approve the increase of \$100.00 per month for the landscape maintenance fee (new fee \$4,100.00 per month), per the request made by Ground Specialties to be effective January 1, 2007.
- Resolved: To get an evaluation and an estimate from a masonry contractor for the repair/replacement and repainting of the wall behind Lot #507.
- Resolved: To send a follow-up letter to the homeowner of Lot #507 (Katz) advising them that the Association is having a masonry contractor evaluate the wall to see if it needs to be replaced. Also remind homeowner that the HOA still needs a copy of the inspection report they received upon purchase of the home.
- Resolved: To approve for the granite to be redressed in Tracts H, J, P and F as follows:
- Walker Butte Gold 1/2" screened from Walker Butte at a cost of \$24.75 per ton including delivery charge and no sales tax as provided by Mike Gehring
  - Ground Specialties to spread the granite at \$20.00 per ton plus tax

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Resolved: To send a letter of approval to the homeowner of Lot #270 (Gressley) for the installation of the storage shed in their rear yard.

The meeting was adjourned at 7:08 p.m. The next meeting is scheduled for September 12, 2006.

Respectfully submitted,

  
Gina Larsen  
Recording Secretary

  
Dave McCotter  
President