

**WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
November 14, 2006**

A meeting of the Warner Ranch 4 Association Board of Directors was held on November 14, 2006, at the office of Lepin and Renehan Management, Inc.

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

Absent: Ross Pearlman and Bruce Read

Homeowners present: None

The meeting was called to order at 6:15 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 September 12, 2006, as written.

Resolved: To accept the Financial Statements for months ending August 31 and September 30, 2006, subject to audit.

Resolved: To get a proposal from Ground Specialties to renovate the entire irrigation system.

- Proposal to include breaking down the property into 4 large sections and providing a cost per section
- Proposal to include possibility of necessity of splitting valves

Resolved: To ask Ground Specialties to provide an explanation for the large increase in water usage over the past three months.

Resolved: To approve the attached Addendum to Meeting Minutes of the Board of Directors authorizing Lepin and Renehan Management to sign liens and lien releases.

Further

Resolved: To have the Accounting Department email a copy of all liens and lien releases that are signed by Lepin and Renehan Management, as they occur, to Dave McCotter.

Resolved: To have Carpenter Hazlewood analyze the Association's top 10 specific, most common violations at a cost of \$450.00 in order to determine the exact provisions of the Association's documents that have been violated.

Further

Resolved: To have management determine the top 10 specific, most common violations to be analyzed.

Resolved: To have the declining Yellow Thevetia in Tract A between tree #10 and #11 removed and replaced with a 24-inch box Ash tree.

Resolved: To plant two 24-inch box Sissoo trees in Tract B in the general location where trees #52 and #53 used to be.

Resolved: To have the valve cage in Tract B painted by Certa Pro Painters.

Resolved: To send Ground Specialties a letter reminding them about tree planting and staking guidelines. Specifically in regards to trees #306, #307 and #171.

Resolved: To request that Tree Doctors provide a history of all work ever done on tree #163.

Resolved: To have Tree Doctors go through and re-tag all of the common area trees at a cost of \$350.00.

Further

Resolved: Going forward, to have Tree Doctors re-tag all of the common area trees every two years at a cost of \$250.00.

Resolved: To send the homeowner of Lot #468 (Parasher) a letter requiring them to remove, replace and paint the wrought iron panel damaged by the growth of their tree and repair and paint the stucco wall on the back of their property.

Notation: Linda Felde left the meeting at 7:43 p.m.

Resolved: To send a letter to Lot #270 (Gressley) letting them know that they must remove the drainage pipe that they have put under the perimeter wall into the common area immediately.

Resolved: To get a proposal from a shotcrete company to put shotcrete material and rocking to the basin walls of the retention basin on the south east corner of Ray and Roosevelt, behind Lot #270.

Resolved: To accept the proposal for fall of 2006 provided by Tree Doctors to trim, remove and stump grind priority 1 and priority 2 trees at a cost of \$18,360.00.

Whereas: The Association has only twenty calendar days (not business days) to file a response to a petition filed through the administrative process created by House Bill 2824, and

Whereas: The time starts to run when the petition is mailed to the Association and thus a few days may expire before the Association even receives the petition, and

Whereas: There is no grace period and the petition will be deemed to be admitted if the Association missed the deadline, it was

Resolved: Upon receipt any such petition; whether by a Board member, the management company, or one of its representatives, it will immediately be turned over to legal counsel for review and response, and for guidance on whether or not to turn the matter over to the Association's D&O carrier.

Further

Resolved: To act in accordance with legal counsel's guidance with regard to whether or not to turn any such matter over to the Association's D&O carrier.

Notation: To not respond to the tenant of Lot #580 (Topper).

The meeting was adjourned at 8:17 p.m. The next meeting is scheduled for January 8, 2007.

Respectfully submitted,



Gina Larsen
Recording Secretary



Byron Harrod
Secretary

WARNER RANCH 4 ASSOCIATION
PO BOX 11330
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ADDENDUM TO THE MEETING MINUTES OF THE BOARD OF DIRECTORS

A meeting of the Board of Directors of Warner Ranch 4 Association, an Arizona Corporation, was held at Lepin and Renehan Management, Inc., 7955 South Priest Drive, Tempe, Arizona on November 14, 2006.

One of the purposes of the meeting was to discuss liens and lien releases. After discussion and upon motion duly made and seconded, it was unanimously:


RESOLVED: To delegate the responsibility of signing liens and lien releases on behalf of the Association to Lepin and Renehan Management, Inc. until and unless otherwise resolved.


Board Member Signature


Board Member Signature


Board Member Signature

Board Member Signature


Board Member Signature

Board Member Signature

Board Member Signature

Board Member Signature