

**WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
January 8, 2007**

A meeting of the Warner Ranch 4 Association Board of Directors was held on January 8, 2007, at the office of Lepin and Renehan Management, Inc.

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

Absent: Linda Felde

Homeowners present: None

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

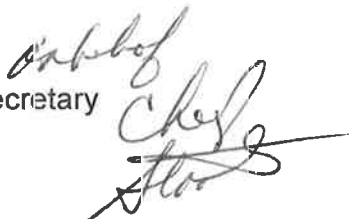
After due discussion and upon motion duly made, the following resolutions were unanimously passed unless otherwise indicated:

- Resolved: To approve the open session meeting minutes for November 14, 2006, as written.
- Resolved: To accept the Financial Statements for months ending October 31 and November 30, 2006, subject to audit.
- Resolved: To have management contact three (3) additional contractors to provide a proposal for the renovation of the irrigation system throughout the property.
- Resolved: To have Ground Specialties provide a proposal for the replacement of the spray heads that are currently in place watering the turf areas.
- Resolved: To release the final payment for the tree trimming completed by Tree Doctors in December 2006.
- Resolved: To table further discussion of the Landscape Maintenance Agreement until the March 12, 2007, board meeting.
- Resolved: To send a letter to Lot #269 (Rice) stating the shed at Lot #270 has been approved per the Association CC&Rs. If the homeowner of Lot #269 (Rice) would like to submit to raise the height of the block wall, they are welcome to submit this proposed change to the Architectural Committee.
- Resolved: To not respond to the letter regarding parking from Lot #507 (Katz/Bowles).
- Resolved: To send a letter to Lot #530 (Kotti) letting them know that they must lower the basketball standard when not in use.
- Resolved: To waive the monetary penalty of \$100.00 for Lot #550 (Thomas).

The meeting was adjourned at 6:48 p.m. The next meeting is scheduled for March 12, 2007.

Respectfully submitted,

Gina Larsen
Recording Secretary

Handwritten signatures in cursive script, including the name 'Gina Larsen' and other illegible names.

Byron Harrod
Secretary

A large, stylized handwritten signature in cursive script.

DAVID McCOTTER
PRESIDENT