

**WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
April 2, 2007 (rescheduled from March)**

A meeting of the Warner Ranch 4 Association Board of Directors was held on April 2, 2007, at the office of Lepin and Renehan Management, Inc.

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

Absent: Byron Hyrrod

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 January 2007, as written.

Resolved: To accept the Financial Statements for December 2006, January 2007 and February 2007, 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. Mike will provide blueprints of system.

Resolved: To have management send CC & R non-compliance letters to all residents with view fencing that have anything attached to it providing they do not have a signed allowance authorization.

Resolved: To have management obtain bids for new entrance landscape designs at Ray and Roosevelt where palm tree is too large for planter and drainage area has eroded away.

Resolved: To have management contact Cutting Edge Curbing for cost to finish curbing project.

The meeting was adjourned at 7:07pm.

Respectfully submitted,



Cheryl Staats
Recording Secretary



Byron Harrod
Secretary