

**WARNER RANCH 4 ASSOCIATION  
BOARD OF DIRECTORS OPEN SESSION  
MEETING MINUTES - July 9, 2007 6:00 p.m.**

A meeting of the Warner Ranch 4 Association Board of Directors was held on July 9, 2007, at the office of Lepin and Renehan Management, Inc.

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

Absent: Byron Harrod

Homeowners present: 1, LaVonna Percival

The meeting was called to order at 6:08 p.m.

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

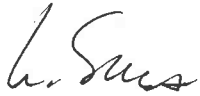
- Resolved: To approve the open session meeting minutes for May 14, 2007, as written.
- Resolved: To accept the Financial Statements for May and June 2007, subject to audit.
- Resolved: To accept the 2006 Audit.
- Resolved: To send monthly water usage report to Landscaper when given to manager.
- Resolved: Mike and Dave to meet with Karen and Larry regarding weekly inspections on property. Board will contact for a meeting date.
- Resolved: To contact Tree Drs. and schedule Palm Tree trimming, also obtain bid for other tree trimming on property from Tree Drs.
- Resolved: Trees to be replaced: # 52 with a Sissoo Tree, when cooler weather arrives. Planting to be accomplished by landscape company. This is a replacement for the dead Ash Tree.
- Resolved: To contact landscape company regarding charges that appear to have been overcharged.
- Resolved: To pay invoice from Cutting Edge Curbing.
- Resolved: To allow LaVonna Percival to be part of the Landscape Committee and the Architectural Committee. Approved by all in attendance.
- Resolved: To contact electrician for light C3, which does not work.

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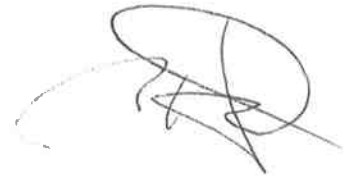
Resolved: Send violation to 6102 Linda Lane – parking a commercial vehicle, Paddock Pools vehicle. Move from property or park in garage.

Resolved: By next meeting a newsletter will be put together by Board and will address commercial vehicles, architectural colors, changes to entrance landscaping, etc.

The meeting was adjourned at 7:40pm.  
Respectfully submitted,



Linda Severs  
Recording Secretary



Byron Harrod  
Secretary