

WARNER RANCH 4 HOMEOWNERS ASSOCIATION

ACTION IN LIEU OF A MEETING

VOTE BY E-MAIL October 2007

- RESOLVED: To increase the annual assessment by the maximum as allowed in the CC&R's to \$1,600.00 per lot.
- RESOLVED: To approve the attached budget at an annual fee of \$520.00 per lot for a total of 332 lots. The assessment is to be collected in semi-annual increments of \$260.00 each in accordance with the legal documents.
- RESOLVED: To designate Reserve Interest to Tree reserves at year end.
- RESOLVED: To designate \$6,000 from Contingency to Irrigation Reserves.
- RESOLVED: To designate \$12,875.82 from Professional Svc Reserves to Renovation reserves. The Board has the authority to move this to Irrigation reserves at a later date.
- RESOLVED: To approve the narrative to accompany the Budget.
- RESOLVED: To reaffirm the Assessment Collection Policy.
- RESOLVED: To reaffirm all existing accounting policies and procedures, which will remain in effect until changed by the Board of Directors at a later date.
- RESOLVED: To reaffirm that on all homeowner accounts that have gone through bankruptcy court, Lepin and Renehan Management, Inc. is directed to write off the portion deemed to be discharged in said bankruptcy. This resolution becomes a part of existing accounting policies and procedures.

Karla

From: David McCotter [mccotter@cox.net]
Sent: Thursday, October 04, 2007 10:13 AM
To: Karla
Subject: FW: 2008 Budget

From: Gehring, Ralph (Mesa-East Valley, AZ) [mailto:ralph_gehring@ml.com]
Sent: Tuesday, September 18, 2007 3:46 PM
To: Linda; Bruce Read; Byron Harrod; David McCotter; Linda Felde
Cc: KAREN
Subject: RE: 2008 Budget

I approve the 2008 budget. Also, Linda have you inspected tract E lately? A home owner still has two large branches growing and laying on the rod iron fence. There are several home owners with bushes, vines and fruit trees with growth through the rod iron. Please address these issues if you haven't already. Also, the City of Chandler's park areas bordering the green belt need to be cleaned up of debris, etc. Please communicate with the park service and request the clean up. The park is not keeping with the neighborhood maintenance requirements and is dragging us down.

R. Michael Gehring, CFP
Financial Advisor

U. S. Private Client Group

6402 E. Superstition Springs Blvd., Suite 123
Mesa, Arizona 85206

Private: 480-898-6649

Toll Free: 800-275-1892

Fax: 866-303-4268

EMAIL : ralph_gehring@ml.com

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-----Original Message-----

From: Linda [mailto:linda@lepinandreneh.com]
Sent: Tuesday, September 18, 2007 3:18 PM
To: Bruce Read; Byron Harrod; David McCotter; Linda Felde; Gehring, Ralph (Mesa-East Valley, AZ)
Subject: 2008 Budget

10/4/2007

Karla

From: David McCotter [mccotter@cox.net]
Sent: Thursday, October 04, 2007 10:13 AM
To: Karla
Subject: FW: 2008 Budget

From: David McCotter [mailto:mccotter@cox.net]
Sent: Tuesday, September 18, 2007 8:01 PM
To: 'Linda'; 'Bruce Read'; 'Byron Harrod'; 'Linda Felde'; 'Mike Gehring'
Subject: RE: 2008 Budget

I approve the 2008 budget as presented.

From: Linda [mailto:linda@lepinandreneh.com]
Sent: Tuesday, September 18, 2007 3:18 PM
To: Bruce Read; Byron Harrod; David McCotter; Linda Felde; Mike Gehring
Subject: 2008 Budget

To Board,

I should have anticipated all that happened last week, so let's try this again.
I need ALL of you to approve the 2008 budget in your e-mail, and please say
That it is the budget you are approving.

THANK YOU.

Linda Severs
480-345-0046 ext 130
480-345-1728 fax

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10/4/2007

Karla

From: David McCotter [mccotter@cox.net]
Sent: Thursday, October 04, 2007 10:13 AM
To: Karla
Subject: FW: 2008 Budget

From: Byron Harrod [mailto:byron_harrod@yahoo.com]
Sent: Wednesday, September 19, 2007 7:36 AM
To: David McCotter; 'Linda'; 'Bruce Read'; 'Linda Felde'; 'Mike Gehring'
Subject: RE: 2008 Budget

I approve the 2008 budget as presented

David McCotter <mccotter@cox.net> wrote:
I approve the 2008 budget as presented.

From: Linda [mailto:linda@lepinandrenehahan.com]
Sent: Tuesday, September 18, 2007 3:18 PM
To: Bruce Read; Byron Harrod; David McCotter; Linda Felde; Mike Gehring
Subject: 2008 Budget

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Byron Harrod
(work address)
4010 S. 43rd Place
Phoenix, Arizona 85040-2022
(W) 602-470-7206

10/4/2007

Karla

From: David McCotter [mccotter@cox.net]
Sent: Thursday, October 04, 2007 10:14 AM
To: Karla
Subject: FW: 2008 Budget

From: LindaFelde@aol.com [mailto:LindaFelde@aol.com]
Sent: Thursday, September 20, 2007 5:16 AM
To: linda@lepinandrenehan.com; bruce.read@nfn.com; byron_harrod@yahoo.com; mccotter@cox.net; Ralph_gehring@ml.com
Subject: Re: 2008 Budget

2008 budget approved by me too. 

See what's new at AOL.com and [Make AOL Your Homepage](#).

10/4/2007

Karla

From: David McCotter [mccotter@cox.net]
Sent: Thursday, October 04, 2007 10:14 AM
To: Karla
Subject: FW: 2008 Budget

From: bruce.read@nmfn.com [mailto:bruce.read@nmfn.com]
Sent: Thursday, September 20, 2007 8:26 AM
To: mccotter@cox.net
Subject: RE: 2008 Budget

I approve as presented

From: David McCotter [mailto:mccotter@cox.net]
Sent: Tuesday, September 18, 2007 8:01 PM
To: 'Linda'; READ, BRUCE /063882 /GA001; 'Byron Harrod'; 'Linda Felde'; 'Mike Gehring'
Subject: RE: 2008 Budget

I approve the 2008 budget as presented.

From: Linda [mailto:linda@lepinandreneh.com]
Sent: Tuesday, September 18, 2007 3:18 PM
To: Bruce Read; Byron Harrod; David McCotter; Linda Felde; Mike Gehring
Subject: 2008 Budget

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10/4/2007