

**WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS OPEN SESSION
MEETING MINUTES - November 12, 2007 6:00 p.m.**

A meeting of the Warner Ranch 4 Association Board of Directors was held on November 12, 2007, at the office of Lepin and Renehan Management, Inc.

In attendance: Mike Gehring, Bruce Read, Byron Harrod
Absent: Dave McCotter Linda Felde

Also Present: Linda Severs of Lepin and Renehan Management, Inc.

The meeting was called to order at 6:05 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 of July 9, 2007, as written.
- Resolved: To accept the Financial Statements for August and September 2007, subject to audit.
- Resolved: Management to compile total of fines collected and paid to Lepin and Renehan Management in 2007 and how much was credited to the Association.
- Resolved: Contact service for parking patrol issues, to look up plates upon Board request, or after 3 violations with property owner denying this is their vehicle.
- Resolved: To repair 2 slabs of concrete in common area, with a not to exceed cost of \$500.
- Resolved: To contact Tree Doctors and schedule palm tree skinning, with exception of 2 Fan Palms on Roosevelt and Ray, located in the planter.
- Resolved: Tree Doctors to give a bid for the removal of the two Fan Palms located in the above planter above. If less than \$1300 proposed by Xeroscapes bid, please have Tree Doctors remove the trees.
- Resolved: To fine Lot #479 - BENINATO- for lights on view fencing violation.
- Notation: Check Lots #316-SEARS & #301 ANDERSON- for lights on wrought iron fencing. Lot# 268 GARVIN/CRUMEDY- has a dead Queen Palm in yard, also patio needs painting.
- Resolved: Notation of walk through on September 24, regarding issues on the property is to be included with the Minutes of this meeting.

- Resolved: To accept the 2008 Budget and all resolutions on the attached addendum.
- Resolved: To have 2007 Audit, 2007 tax return, and Arizona Corporation Commission report prepared by Raymond Company.
- Resolved: To continue board meetings on the second Monday of months January, March, May, July, September, and November in 2008.

There being no further business of the board, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,



Linda Severs
Recording Secretary



Byron Harrod
Secretary