

**WARNER RANCH 4 ASSOCIATION  
BOARD OF DIRECTORS OPEN SESSION  
MEETING MINUTES - January 14, 2008**

A meeting of the Warner Ranch 4 Association Board of Directors was held on January 14, 2008, at the office of Lepin and Renehan Management, Inc.

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

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

The meeting was called to order at 6:09 p.m.

Homeowner Present: Lot #595 – Gantala – Garage Sales

Discussion regarding how many sales this homeowner has had and can have. They had several issues with neighbors to discuss.

Lot #6421 – speeding in cul de sac, dog barking constantly, confrontation of homeowner.

Lot#6421 – parking on street in front of other homes, vehicles drip oil, noisy parties at both homes. Lot#595 feels threatened by both homeowners.

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 November 12, 2007, as written.
- Resolved: To accept the Financial Statements for November and December 2007, subject to audit.
- Resolved: To trim tree # 442 and others in greenbelts if needed.
- Resolved: To have management request Ground Specialties to explain why turf is watered three times per week, why this can not be cut back to once a week. Water use appears to be very heavy for time of year.
- Resolved: To Accept engagement letter from C. J. Raymond for 2007 audit, tax work for 2007, and Arizona Corporation Commission filing..
- Resolved: To accept the records viewing procedure for the community.
- Resolved: To accept the language of homeowners notice as provided by board.
- Resolved: To approve the commercial vehicle resolution and to send with annual meeting notice.
- Resolved: To approve Imagine Concrete proposal to replace 2 sections of sidewalk. Manager to request they lower their bid to \$1,000, and if they will not have them proceed for the proposal quote of \$1,250.

Resolved: To allow manager to use discretion on use of vendor/handyman. Board is aware that Jack's Homework owner is related to Laura Heffron of Lepin and Renehan, and prefers not to use him, if possible.

The meeting was adjourned at 7:36pm.

Respectfully submitted,



Linda Severs  
Recording Secretary



Byron Harrod  
Secretary