

**WARNER RANCH 4 ASSOCIATION  
BOARD OF DIRECTORS OPEN SESSION  
MEETING MINUTES  
May 12<sup>th</sup>, 2008**

A meeting of the Warner Ranch 4 Association Board of Directors was held on Monday, May 12<sup>th</sup>, 2008, at the office of Lepin and Renehan Management, Inc.

In Attendance: Byron Harrod, Mike Gehring, Kelly Kinnard, and Dave McCotter  
Absent: Linda Felde, Brian Pio and Bruce Read

Also in Attendance: Ed McGlynn and Nick Ferre of Lepin and Renehan Management, Inc.  
One homeowner

The meeting was called to order at 6:31 P.M.

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

Resolved: To approve the appointment of Dave McCotter as President, Kelly Kinnard as Vice President, Byron Harrod as Secretary and Mike Gerhing as Treasurer.

Resolved: To approve the appointment of Kelly Kinnard, Dave McCotter and Mike Gerhing to the Architectural Committee.

Resolved: To approve the appointment of Kelly Kinnard, Dave McCotter, Levonna Percival and Mike Gerhing to the Grounds Committee.

Resolved: To approve the open session meeting Minutes of January 14<sup>th</sup>, 2008 as written.

Resolved: To accept the Financial Statements for December 2007 through March 2008, subject to audit.

Notation: Check approval and non-compliance notifications for gazebo installation at Lot #568.

Resolved: Upon approval of one officer of the corporation, starting with the President and then moving through the order of succession in the absence of the previous officer (Vice President, Secretary and Treasurer) To automatically exercise self help for yard maintenance in accordance with the CC&R's in cases where weeds are bad and/or turf is in need of mowing, two letters and one fine have already been issued, and home is not occupied.

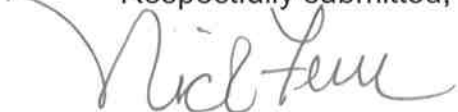
Notation: Locate the red-line version of the Landscape Maintenance Contract as provided by Mike Gehring and for the purpose of soliciting maintenance bids.

Notation: Kelly, Levonna and Mike will meet to develop a formal plan for improving the Ray and Roosevelt area for the purpose of soliciting the related bids.

- Notation: Follow-up with Laura Heffron of Lepin and Renehan as to the items that require follow-up from the walk with the City as it relates to the Tract "A" Turf conversion.
- Notation: Management was requested to seek pricing from Walker Butte for the purchase of ¾" Walker Gold Granite and clarify with Ground Specialties as to what "pre-prep" means in their proposal. All information is to be sent to the Board of Directors when received and prior to the next Board meeting.
- Resolved: Geavaras (Lot #364) – to inform the homeowner that the wall color is ok at this time as it will be painted correctly as a part of the community wide painting that is taking place prior to the end of 2008.
- Notation: Mike Gehring requested that Ed follow-up with Laura Heffron as it related to Mike's e-mail of the previous week outlining a list of concerns and action items.
- Notation: The Board requested Ed to follow-up with all the elected candidates from the Annual Meeting to verify their desire to serve on the Board. Should there be a vacancy, Ed is to contact homeowner, Princey Chowdhury to see if she has interest in serving.
- Notation: The Board requested Ed to pull the lot file for lot next to #300, check approval for front yard change. Scan approval and send to ARC for their records. Follow-up accordingly based on the approval and progress of the installation.

The meeting was adjourned at 7:45pm.

Respectfully submitted,



Nick Ferre  
Recording Secretary



Byron Harrod  
Secretary