

**WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS OPEN SESSION
MEETING MINUTES
July 14th, 2008**

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

In Attendance: Byron Harrod, Mike Gehring, Kelly Kinnard, Dave McCotter, and Brian Pio

Also in Attendance: Ed McGlynn and Nick Ferre of Lepin and Renehan Management, Inc.
Chanen Brizuela, Design Concepts

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 open session meeting Minutes of May 12th, 2008 as written
- Resolved: To accept the Financial Statements for April 2008 through June 2008, subject to audit.
- Resolved: To approve the proposal from Ground Specialties, Inc., to install 26 - 24 box trees in tract E, North and South Side cost \$6,973.85
- Resolved: To table proposal from Design Concepts for Association Color Palettes.
- Resolved: To approve Ecology Control Industries (ECI) proposal for the removal, transportation, and disposal of accumulated sediments from the two (2) catch basins and one two (2) chamber Drywell for \$1,563.00.
- Resolved: To approve Empire Painting proposal to paint the stucco walls and wrought iron fencing in Tracts A, C, E, G, H, K, and S, for \$21,795.00.
- Resolved: To approve an additional landscape walk of all tracts with the landscaper in June. This is a change to the Letter of Understanding dated September 24, 2007, addendum to the 7/9/07 meeting minutes.
- Resolved: To approve the 2008 tree care recommendations proposal from Tree Doctors, crown thin, crown clean, raise and reduce all priority 1 trees, per Tree Inventory Spreadsheet for \$17,278.00.
- Resolved: To approve the proposal from Ground Specialties, Inc., to chemically kill grass and prepare for covering with granite in one half of Tract A along Kyrene. There is approximately 15,000 square feet, cost \$1,500.00. To cap off sprinklers \$250.00. Labor to spread the granite 3000.00.

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Resolved: The Board meeting for 2009 fiscal year will be in January, March, June, July, September, and November keeping the annual meeting to be held in May.

Resolved: The Board approved updated paint colors to include Oyster Shell, attached as addendum to minutes.

Resolved: That the Association will not utilize any contractor or supplier who is related to or affiliated with a Board member or an employee of the management company.

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Resolved: In accordance with A.R.S. 33-1811, if a contract, decision or other action for compensation would benefit a member of the Board or a board member family, the Board member will declare a conflict of interest in an Open Session Board meeting before a vote on that issue is taken.

The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Ed McGlynn
Recording Secretary

Byron Harrod
Secretary