

**WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS OPEN SESSION
MEETING MINUTES
September 8, 2008**

A meeting of the Warner Ranch 4 Association Board of Directors was held on Monday, September 8 2008, at the office of Lepin and Renehan Management, 7955 South Priest Drive, Suite 105, Tempe, Arizona, at 6:30 p.m..

In Attendance: Mike Gehring, Dave McCotter, Brian Pio, Byron Harrod, and Kelly Kinnard (by telephone)

Also in Attendance: Laura Heffron of Lepin and Renehan Management

The meeting was called to order at 6:35 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 14, 2008, as written

Notation: Mike Gehring gave the Treasurer's Report.

Resolved: To accept the Financial Statement dated July 2008, subject to audit.

Resolved: To approve the financial statements for the fiscal year 2007 as audited by Clyde and Joanne Raymond, CPA's.

Resolved: To approve C&J Raymond to audit the 2008 records and prepare tax returns and the annual report to the Arizona Corporation Commission.

Notation: Mike Gehring presented the proposed 2009 budget. He advised that no increase in the assessment was proposed and that he was satisfied with everything included in the budget with the exception of the management fee increase.

Notation: Approval of the 2009 budget was tabled for discussion, along with the management fee increase, at a special meeting of the Board.

Notation: Mike Gehring advised that he would like to tighten up the Association's assessment collection policy. It was agreed that the Board would wait until after the collections seminar to be hosted by Lepin and Renehan in late October.

Resolved: To approve the purchase, delivery, and installation of an additional 40 tons of ¾" Walker Gold granite as proposed by Ron Lee.

Notation: Ron Lee is done with the conversion of a portion of Tract A. Management will coordinate a meeting on site, with Ron, Dave McCotter, Cathy Rymer of the City of Chandler, and management in order to obtain final approval for the rebate from the City.

- Resolved: To increase the payment to the owners of lots # 365 and 366 for electricity related to the Association's signage, from \$80 to \$90 per year, effective with the payment to be made in December 2008.
- Resolved: Not to install a new tree in the common area behind Stapp (# 466) due to the canopy of trees that remain in that area, including in rear yards. Stapp will be advised to contact management in writing with the addresses of any homes with lights that are improperly shining on to his lot, so that non-compliance letters may be sent.
- Resolved: Not to install a new tree in the common area behind Musa (# 471) because one new tree was installed in the area recently and the number of trees that exist in that area. However, the area will be evaluated for additional granite and plant materials.
- Resolved: That Beninato (# 479) may not keep plant material on the wrought iron fence at the rear of his property. He may install a trellis to support the plants provided the trellis is lower than the rear fence and the plant material and trellis are kept at least six inches from the wrought iron fence.
- Notation: The topic of Landscape Maintenance Proposals was tabled.
- Resolved: To advise Chanen Brizuela of Design Concepts that the Board appreciates her time and effort but has decided not to proceed with her proposal at this time.
- Notation: Management was asked to have Tree Doctors submit a proposal from removal and stump grinding of all of the trees in the canal easement.
- Resolved: To send a postcard to all of the homeowners adjacent to the canal easement advising them that the trees will be removed from the easement property as required by SRP, if in fact SRP advises that they will not allow the trees to remain in light of the Association's cancellation of the SRP Licensing Agreement.
- Resolved: To ask Don Henke of SRP if the trees may remain in the canal easement if the Warner Ranch 4 Association agrees to maintain them.
- Further
Resolved: That if Don Henke advises that the trees have to be removed, he must provide the Board written authorization from the City of Chandler and the owner of the land, which is presumed to be the federal government, before the trees will be removed.
- Notation: Mike Gehring will approve the wording of this letter before it is sent.
- Resolved: To acknowledge the information from Woodham (# 472) regarding her intentions for replanting the plant material in her rear yard, adjacent to the wrought iron fence.
- Resolved: Not to send non-compliance letters for items stored in rear yards, visible only through slats in a gate, and not visible above the gate or fence or through wrought iron view fencing.

- Notation: The 2009 Board Meeting Schedule was tabled.
- Notation: Kelly Kinnard discussed his concerns regarding the size of trees and their proximity to walls in the rear yard as submitted by Pio (# 376).
- Resolved: To approve the Pio submittal subject to concerns about tree canopies, tree types, and where the trees are located relative to rear yard walls.
Brian Pio abstained.
- Notation: Kelly Kinnard advised that Xeriscapes wants \$197.50 for new electrical to be installed as part of the renovation at Ray and Roosevelt and \$3,400 for additional block work at the same location.
- Resolved: To authorize Kelly Kinnard and Mike Gehring to approve the additional Xeriscapes work noted above.

The next Board meeting is scheduled for November 10, 2008.

There being no further business to come before the Board, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Respectfully submitted,

Laura Heffron
Recording Secretary

Byron Harrod
Secretary