

**WARNER RANCH 4 ASSOCIATION  
BOARD OF DIRECTORS OPEN SESSION  
MEETING MINUTES  
June 2, 2009**

A meeting of the Warner Ranch 4 Association Board of Directors was held on Tuesday, June 2, 2009, at the office of Lepin and Renehan Management, 7955 South Priest Drive, Suite 105, Tempe, Arizona, at 6:30 p.m.

In Attendance: Dave McCotter, Mike Gehring, Kelly Kinnard, and Bassam Asfoor

Absent: Brian Pio

Also in Attendance: Laura Heffron of Lepin and Renehan Management

The meeting was called to order at 6:38 p.m.

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

Resolved: To approve the minutes of the March 3, 2009 Open Session meeting as written.

Resolved: To approve the minutes of the May 5, 2009 Annual Meeting as written.

Resolved: To approve the minutes of the May 5, 2009 Open Session meeting as written.

Mike Gehring gave the Treasurer's Report.

Resolved: To accept the financial statements dated February, March, and April 2009, subject to audit.

Notation: The bank signature card was signed.

Resolved: To revise the Landscape Guidelines as indicated on the attached.

Further

Resolved: To revise the list of Prohibited Plant Materials in the Landscape Guidelines by eliminating Mexican Palo Verde Trees and Fountain Grass from the list.

Resolved: To accept the proposal submitted by LaBarre/Oksnee for workers compensation coverage at an annual premium of \$648.00, effective June 3, 2009.

Notation: Kelly Kinnard gave the Landscape Committee Report. He approved the final invoice submitted by Ground Specialties for conversion of the south half of Tract A to xeriscape.

Resolved: To waive the \$50 fine imposed on Guest (# 293) for mismatched paint on the return wall on the south side of the home (running north and south, from the south property line to the home).

Further

Resolved: To advise Guest that the wall on the south side of his property, running along Shannon is not an Association wall, he is responsible for its maintenance including painting, and the only approved color for that wall is Dunn-Ewards Full Formula Garden Beige.

Notation: The letter from Yanez (# 323) and the response from management were reviewed. The Board found no need for further response.

Resolved: To appoint Kelly Kinnard to chair the Architectural Committee.

Resolved: That management will only generate approval/disapproval letters based on written/email instructions from Kelly Kinnard. Kelly will coordinate approval/disapproval responses from the other members of the Committee.

Notation: The Empire Painting proposal for the walls along Tract S (SRP easement) was tabled.

Resolved: To approve Ground Specialties' invoice # 11343 for payment in the amount of \$488.33, which reflects a reduction of \$35 for labor that should not have been billed in accordance with the Landscape Maintenance Agreement as it was for a minor irrigation repair.

The next meeting is scheduled for July 7, 2009.

There being no further business to come before the Board, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Laura Heffron  
Recording Secretary

Respectfully submitted,



Bassam Asfoor  
Secretary