

**WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS OPEN SESSION
MEETING MINUTES
July 7, 2009**

A meeting of the Warner Ranch 4 Association Board of Directors was held on Tuesday, July 7, 2009, at the office of Lepin and Renehan Management, 7955 South Priest Drive, Suite 105, Tempe, Arizona, at 6:30 p.m.

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

Absent: Bassam Asfoor

Also in Attendance: Laura Heffron of Lepin and Renehan Management

The meeting was called to order at 7:45 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 June 2, 2009 Open Session meeting as written.

Mike Gehring gave the Treasurer's Report.

Resolved: To accept the financial statement dated May 2009, subject to audit.

Notation: Mike Gehring expressed concerns about the Association's 2009 water usage. Kelly Kinnard will speak with Ron Lee of Ground Specialties about water usage and the condition of the Association's grass.

Committee Reports:

Kelly Kinnard, Mike Gehring, and Dave McCotter advised that they have inspected the work performed by Tree Doctors and that they find it acceptable.

Resolved: To approve payment of the Tree Doctors' invoice for this work, in the amount of \$17,092.50.

Notation: The Board does not want to take any action at this time regarding the color of the wall belonging to Xu (# 455) since it matches the color of the home.

Notation: Kelly Kinnard and Dave McCotter will inspect the rear wall at Perkins (# 444) for moisture damage and advise management whether and how to proceed.

Resolved: That Dave McCotter will post information about roof rats on the Association's website.

Resolved: Not to proceed with having the walls along the SRP easement painted at this time, but to include \$3,500 in the 2010 budget for this purpose.


The next meeting is scheduled for September 1, 2009.

There being no further business to come before the Board, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,


Laura Heffron
Recording Secretary

Respectfully submitted,


~~Bassam Asfour~~ Kelly Kinnard
Secretary VP