

**WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS OPEN SESSION
MEETING MINUTES
January 6, 2009**

A meeting of the Warner Ranch 4 Association Board of Directors was held on Tuesday, January 6, 2009, 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, Kelly Kinnard, and Byron Harrod

Absent: Brian Pio

Also in Attendance: Tom Fenner of Transworld Systems and Laura Heffron of Lepin and Renehan Management

The meeting was called to order at 6:30 p.m.

Tom Fenner spoke about the services provided by Transworld under the Green Flag Profit Recovery program. He explained the phases of collection activity and answered questions from Board members and management. He left the meeting at 7:05 p.m.

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

Resolved: That when delinquent accounts move from Phase 1 of the Green Flag program to Phase 2 of the Green Flag program, the debt will be added to a (newly created) Bad Debt Account.

Resolved: To approve the open session meeting minutes of November 10, 2008, as written.

Notation: Mike Gehring gave the Treasurer's Report.

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

Notation: The 2008 Audit Engagement letter was signed.

Notation: There were no committee reports.

Resolved: To have Egan Electric verify that all of the photocells are working correctly, from dusk to dawn.

- Notation: The renovation at Roosevelt and Ray is complete. Kelly Kinnard took the can of gold paint dropped off by Xeriscapes. Chris of Xeriscapes will be asked for a price to repaint the lettering on the signs on McKemy and on Kyrene with this paint.
- Notation: Ron Lee of Ground Specialties will be asked to confirm that the most recent order of granite will be used to redress granite adjacent to recently installed river rock in tracts C, G, J, and L, and where the cable company recently dug in the SRP easement.
- Notation: The Board would like to begin the application process with the City of Chandler for converting the remaining half of Tract A to xeriscape.
- Notation: Kelly Kinnard will meet on site with Rod of Xeriscapes to discuss the retention wall the Board wants installed behind the curbing in Tract A, as was done at Ray and Roosevelt.
- Notation: Frerichs (# 423) were not in attendance.
- Notation: The Board will consider amending the Association's Landscape Guidelines to permit artificial turf in front yards with certain restrictions and to permit artificial plants in front yards provided they are in pots located in the front entry area.
- Resolved: To respond to Frerichs to advise that the Board will consider changes to the Association's Landscape Guidelines to permit artificial plants with certain restrictions.
- Resolved: To respond to DuFresne (# 395) to advise that the Board has asked an arborist to evaluate the tree that is of concern and advise what choices the Board has with regard to addressing their concerns. Work will be performed this summer.
- Notation: Tree Doctors will be asked to evaluate the tree referenced above.
- Resolved: To send a letter to the owner of record of the van that is routinely parked on Roosevelt, asking them to refrain from parking it on any street within the Association.
- Notation: Homeowners are expected to maintain the walls along Tract S (SRP easement) and not to dispose of debris in Tract S, including the wall and area that extends past the start of the exposed canal at the south end of Tract S.

Notation: There is nothing that requires Bowie (# 295) to install landscaping in their rear yard.

Resolved: That Roberts/Vasvy (# 500) must repaint the rear of their home, above the patio cover as the paint there appears mismatched or does not provide adequate coverage.

Resolved: To hold the 2009 Annual Meeting on May 5th, at the office of Lepin and Renehan Management, at 6:30 p.m.

Notation: The information concerning the Association's insurance coverage that becomes effective February 1, 2009, was discussed. The Board saw no reason to revisit its decision in this matter.

Notation: Kelly Kinnard and Mike Gehring will inspect the wall at the rear of lot # 270 (Gressley) to see if it appears the homeowner has addressed the source of water that is damaging the Association's side of the wall, and advise of their findings.

Notation: Management was asked to inspect the wall in Tract A, behind lot # 364 or 365 for damage that appears to be caused by a water leak.

Notation: The landscape walk through should be scheduled for late April.

Resolved: That homeowners are not permitted to keep decorative lights of any kind on wrought iron fences with the exception of the holidays, in which case they must be removed by February 1st.

Notation: Tree Doctors will be asked to submit a 2009 tree trimming proposal for work to be done before the monsoon. At this time the Board does not intend to perform more granite redressing in 2009.

The next meeting is scheduled for March 3, 2009 at 6:30 p.m.

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,


Laura Heffron
Recording Secretary

Respectfully submitted,


Byron Harrod
Secretary