

**MINUTES OF A REGULAR MEETING  
OF THE SAN TAN RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS**

**February 12, 2009**

A regular meeting of the Board of Directors of the San Tan Ranch Homeowners Association was held on Thursday, February 12, 2009 at 6:30 PM located in San Tan Elementary School at 3443 E Calistoga Dr., Gilbert, AZ 85297.

The meeting was called to order by Dave at 6:31 PM. Roll call was taken and quorum was established.

Present were Dave Keller, President; Tim Smith, Secretary; April Corban, Treasurer; Pat Gulakowski, Director. Representing Vision Community Management was Michelle Kenny

**Officer Presentation**

Lt. White from the Gilbert Police Department discussed crime in our community and stated that he would have the Crime Suppression Officers focus on the area. He recommended setting up a Blockwatch. He also recommended the community get in contact with Vicki Owen who is a specialist with the Crime Prevention Through Environmental Design unit – 480-503-6527.

**Minutes from Previous Meeting**

Pat motioned to approve the Minutes for the January meeting; second by Dave. Three in favor, one abstention.

**Financial Report**

April motioned to approve the financials for October, November and December; second by Pat. All in favor.

**Community Managers Report**

Michelle Kenny stated that the tree trimming has been completed. She obtained bids for asphalt repair in the alley ways. She also stated that apparently there are changes coming in the contract for our collections, although to date no official notice has been received by Vision or the San Tan HOA Board.

**Old Business**

Entrance sign installed by ProQual – Since we heard from Gilbert Township that there may be issues with the entrance signs as originally designed, Matt from ProQual proposed changing the design to include a possible removable component so that the signs may be removed when/if necessary. They would be firm and sturdy when placed though. He also stated that he would be looking to place them thirty feet from the stop signs on the way out of the community. This will be completed by the next board meeting.

### **New Business**

Vandalism – Much of this topic was covered by Lt. White in his address. Dave stated he would get in touch with Vicki from CPTED. Pat stated that she had organized a blockwatch in a previous community.

Asphalt repair to alleys – The Board requested Vision to review again the details of the ownership and maintenance responsibility the alleys. The Board also asked Vision to provide options in addressing the immediate needs of maintenance and trade offs in just fixing the holes and cracks versus sealing the entire area of the alleys. The Board tabled making any decisions on this until the next Board meeting.

Annual Meeting – Vision stated that the target date for the Annual meeting is set for April 9. They will follow-up with San Tan Elementary to confirm availability of the gymnasium and secure its use for the meeting. If it is already booked for that night, they will identify an appropriate alternative date and notify the Board. Vision will be responsible for all promotion activities for the meeting in notifying all homeowners in the statements, the newsletter, nomination ballots and with signs at the entrances. The Board reiterated that a repeat of last year's annual meeting debacle must not happen.

Dave motioned that the food budget for annual meeting be capped at \$1000, second by Pat. All in favor. Vision will identify options from various local vendors and update the Board at the next meeting.

Number of Board Seats – Dave motioned that the number of seats on the board be reduced to five, second by April. All in favor.

### **Committee Reports**

Architectural Committee – Sean stated that there had only been one application the past month. He continues to coordinate with Hanna.

Social Committee – April stated that the social committee functions have effectively fallen to her completely. The Egg Hunt is scheduled for March 28. The Spring Community Garage Sale will be on March 14. Vision stated they would put an ad in the Arizona Republic and list it on Craigslist.

CIC Committee – No specific report; no budget current.

### **Manager/Board Action Items**

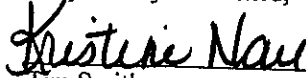
Management will:

- Identify food options for the Annual meeting
- Determine property ownership and maintenance responsibility of the area around the Day Care on the corner of Atherton and Portola Valley and notify them of any maintenance obligations and provide documentation to them
- Place ads in AZ Republic and Craigslist for the Garage Sale
- Confirm facility availability for the Annual Meeting with San Tan Elementary School

- Review collections contract with Travis Law Firm and identify alternative options for collections services
- Re-review the alley ownership and maintenance responsibility and present findings along with maintenance/repair options to the Board at the next meeting
- Review the status of the CDARS CD that was to be split into equal amounts with varied expiration dates as directed in the November meeting since according to the financials this hasn't happened yet.
- Forward reports from Playground Police to the board and make recommendations on when Safe Sand should come to clean the sand in the community
- Follow-up and report to the Board on the facilities contract for the monthly meetings

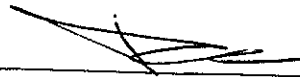
With no further business, Tim motioned to adjourn the meeting, second by Dave. All in favor.  
Meeting adjourned at 8:50

Respectfully Submitted,



Tim Smith  
Secretary

\_\_\_\_\_ Date



Dave Keller  
President

\_\_\_\_\_ Date