

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

**MAY 14, 2009**

A regular meeting of the Board of Directors of the San Tan Ranch Homeowners Association was held on May 14, 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 6:30PM. Roll call was taken and quorum was established.

Present were Dave Keller, President; Kristine Nau, Vice President and Pat Gulakowski, Director. Also present was Matt Davis with ProQual Landscaping; Dennis Marque representing the Architectural Committee and homeowners Barbara and Ray Schaffer and Paul Wells. Representing Vision Community Management was Michelle Kenny and Darin Fischer. Arriving late was April Corbin, Treasurer and Tim Smith, Secretary.

Homeowners Mr. and Mrs. Schaffer offered their assistance with the asphalt bids as Mr. Schaffer sells asphalt to contractors and may be able to assist the Board in making sure all bids are comparable. Mr. Wells voiced his concerns regarding the adolescents behavior, vandalism and fire at the Skate Park. The Board explained to Mr. Wells that they are aware of the situation and are working with the Gilbert Police Department to reduce the vandalism by entertaining a bid later in the meeting to install more lighting and reward signs. Also, the Board is requesting participation from the community members to apprehend the adolescents destroying the community. As for their behavior, that is something the Association has no jurisdiction over.

As the first meeting after the Annual meeting, Officers were established as follows. April nominated Dave as the President, Dave accepted; Dave nominated Kristine as Vice-President, Kristine accepted; Dave nominated April as Treasurer, April accepted; Kristine nominated Tim as Secretary, Tim accepted.

Dave asked if there were any questions regarding the minutes of the March 12, 2009 meeting. With no questions, Pat motioned to approve the minutes as written; Dave seconded the motion; all in favor; motion passed unanimously.

**Financial Report**

April motioned to accept the January, February and March financial statements. Tim seconded the motion; all in favor.

**Community Managers Report**

Management is providing the Board with four bids to repair the erosion issue in the small park off of Atherton just south of the Train Park and will get the official date to repair the concrete cracks at the Skate Park; however due to the heat most likely it will be postponed until the fall. Michelle also obtained three bids to install lighting at the Skate Park as directed by the Board and Gilbert Police Department and advised the Board that the gate at the Skate Park was damaged. She will contact the Town of Gilbert asking if the association may remove the gate and fill the open space with block. Finally, Michelle is ordering six custom signs which will offer a reward to anyone

who assists in the arrest of suspect(s) found guilty of vandalism or any illegal activity within our community.

#### **Old Business**

Michelle will meet with Mr. Schaffer and each vendor who bid on the asphalt repairs to stream line their bids so they are more comparable. She will also review the Reserve study and advise the Board at the next meeting how much has been set aside for the repairs and what they suggest should be done. The bids were tabled until the next meeting.

#### **New Business**

Kristine motioned to approve the Collection Policy set forth by Vision Management and required that Vision contact the Board once an account is eligible to be sent to Small Claims Court or the Association Attorney for direction and approval. April seconded the motion; all in favor.

Kristine motioned to approve the proposal from ProQual to repair the erosion at the small park on Atherton just south of the Train Park. April seconded the motion. After further discussion Kristine removed her motion from the table as the Board would like Management to contact a specialist who can provide the Board with their professional opinion as to if additional drains need to be installed to assist with the amount of water that is collected in the retention and how much it would cost to clean out the drain. Michelle is to email the Board with the cost of the specialist. If the entire Board approves the cost, Michelle is to schedule the service as soon as possible and report their findings at the next Board meeting.

Although not on the Agenda, ProQual submitted a proposal to install three Red Yuccas and one 24" Ash Tree on Cupertino across from 3779 S Cupertino. Michelle advised the Board that there was a vehicle accident in that area and that this bid will be provided to the vehicle owners insurance company. If the insurance company awards ProQual the work, she will contact them.

Pat motioned to approve the two proposals from Deca Southwest to install lighting at the Skate Park and on the barn. April seconded the motion; four in favor, one abstained (Tim). Motion passed by majority. Michelle is to obtain a bid from Deca Southwest to install lighting under the Ramada at the Skate Park to assist in lighting the area.

Due to the extreme heat we are experiencing the bid to replace two 36" Sissoo trees behind Dr. McClane's home was tabled until the fall. Dr. McClane was advised that the Board will readdress the issue in the fall.

Michelle updated the Board that she is working closely with the community insurance company on the fire at the Skate Park. Bids were submitted to insurance for the replacement of the park equipment and wood chips. She will continue to work with the insurance company until it is restored. Michelle is to contact Playground Police to find out if the wood chips require periodic treatment with a fire resistance substance.

#### **Committee Reports**

Dennis Marque with the Architectural Committee advised the Board that over the past month, they denied two Architectural requests. The first request was to allow a toy hauler to be placed in the side yard which would be visible over the fence line and the second was to install a permanent basketball hoop. Normally it would have been approved; however, the application was not complete.

There was no update on the Social or CIC Committee.

