

**San Tan Ranch
Homeowners Association**

Board of Directors Meeting
Thursday, June 11, 2009
Cortina Elementary School

A regular meeting of the Board of Directors for the San Tan Ranch Homeowners Association was held on Thursday, June 11, 2009 at 6:30 PM at the Cortina Elementary School Cafeteria.

The meeting was called to order by Dave at 6:30 PM, with all board members present quorum was established.

Present were Dave Keller, President; Kristine Nau, Vice President; April Corbin, Treasurer; Tim Smith, Secretary; and Pat Gulakowski, Director. Representing the Architectural Review Committee was Dennis Marque, and representing Vision Community Management were Michelle Kenny, Community Manager; Melissa Paiz, Director of Administrative Operations; Mark Arellano, Community Manager. Matt Davis with ProQual Landscaping, and STR resident Ray Schaffer were also present.

Mr. Schaffer was moved up on the agenda to discuss his recommendations on the asphalt needed for repairs. (As discussed in the previous meeting Mr. Schaffer sells asphalt to contractors and therefore is assisting the Board with this project). At this time Mr. Schaffer believes that patch work and crack filling will be sufficient to address the asphalt repairs. Crack sealing does not need to be done at this time. The new bids are not complete as of yet and will be reviewed at the next board meeting.

Approval of May Meeting Minutes

Tim made a motion to approve the May meeting minutes, Pat seconded the motion, with all in favor the meeting minutes were approved as written; motion passed unanimously.

Approval of April Financials

April wanted to clarify if the Pest Control contract increased from \$350 to \$371 automatically. Tim referenced that the board was made aware of the increase last year. April also questioned whether Playground Police is paid on a monthly basis, they submit invoices every other month with a community report with activity for those months.

April made a motion to approve the April financials, Kristine seconded the motion, with no further questions motion was approved with all in favor; motion passed unanimously.

Matt with ProQual Landscaping wanted to inform the Board that the Yuccas along Napa are being removed and will be replaced with Lantana. The Yuccas are a safety hazard.

Manager's Report given by Michelle Kenny

Pedestrian Gate: According to the Town it is up to the Board on what action they would like to take regarding the gate in the skate park. At this time the Board requests three (3) bids for removing the gate and replacing with block.

Tot Lot: The burnt tot lot will be replaced with the same structure that existed before the vandalism occurred. The adjuster stated that a check will be forwarded to the association in a depreciated amount but once the

project is completed a check for the difference will be sent to the association, this was confirmed in writing to Michelle Kenny.

Lighting: Decca Southwest has informed Vision that it will take 4-6 weeks for the lighting of the barn and skate park to be delivered. Once it is delivered a date will be set up to begin the work.

Security: Michelle provided the Board with two (2) bids for security, the third vendor did not have patrol car capabilities. Kristine voiced her concerns with a security company patrolling the neighborhood and that the costs of the security outweighs the benefit. The security companies have limited authority in actually apprehending someone and they contact the police when an illegal act is in progress. April mentioned that the community Block Watch was an option but in previous years it has been unsuccessful. At this time no further action is requested of Vision. With the new lighting the board will monitor the vandalism in the community in hopes that it decreases.

New Business

CDARS was dropped into the reserve account. Michelle will ask different bank's what their rates are and report them back to the board.

Architectural Report: Mr. Dennis Marque was present to represent the ARC. Tim and Kristine had a few concerns about the number of paint company trucks in the community and whether homeowners were going through the proper channels to get approval. Dennis stated that there have been approvals for painting of homes. April mentioned that homeowners are allowed to paint homes with approved colors without submitting to the ARC. A reminder will go in the next newsletter that April is putting together.

Social Committee: Nothing to report at this time

CIC Committee: Nothing to report at this time

On a side note Dennis wanted to mention that the Gilbert Police Department has been very cooperative from what he and some neighbors have experienced.

Management/Board Action Items

Michelle will follow up with Mr. Ray Schaffer on the patch work and crack filling for the pot holes in the asphalt. Michelle will get different rates from different bank's and provide those rates at the next board meeting.

With there being no further items to discuss Pat made a motion to adjourn the meeting at 7:30 PM with all in favor the meeting was adjourned.

Respectfully submitted by: Melissa Paiz

The next meeting of the San Tan Ranch Homeowners Association will be held on Thursday, July 9, 2009 at the Cortina Elementary School.