

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

MARCH 12, 2009

A regular meeting of the Board of Directors of the San Tan Ranch Homeowners Association was held on March 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 6:33PM. 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 homeowner Barbara Schaffer. Representing Vision Community Management was Michelle Kenny. Absent was April Corbin, Treasurer and Tim Smith, Secretary.

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

Financial Report

Due to the absence of April the February Financial Report was tabled until the next regular meeting.

Community Managers Report

Management explained that she found information on six caterers with different food options for the annual meeting which was delivered to April and she confirmed that the gymnasium at San Tan Elementary was reserved for the annual meeting. It was also mentioned that according to our contract with San Tan Elementary, the association pays for the meeting facility per hour plus janitorial costs. Michelle confirmed that the landscape area around the daycare and professional plaza at Portola Valley and Atherton are indeed the business owners responsibility to maintain so she will contact them requesting that their weeds are removed immediately. Michelle also confirmed that the alley way behind several homes in the development were deeded to the association and it is the association's responsibility to maintain them as common area. She then advised that her staff placed an ad with the Arizona Republic and posted an ad on Craigslist in regards to the upcoming community garage sale. Finally, Michelle confirmed that the association established four staggered CD's with Mutual of Omaha Bank through CDARS on March 5, 2009.

Old Business

Matt with ProQual advised that the Board approved entrance signs were installed and the Board may proceed with displaying signs for upcoming events or pertinent community information.

Kristine motioned to table the asphalt repair bids for the alley ways behind several neighborhood homes and directed Management to have the association attorney review the community documents and advise what steps the Board must take to alter the documents so that those individual homeowners who utilize these alley ways for ingress and egress to their homes could financially be responsible for a separate assessment to maintain and reserve the alley ways. Dave

seconded the motion; all in favor, motion passed unanimously.

New Business

The collection attorney proposals were tabled until Michelle can speak with Vision Management regarding possible in house collections. Until then the association will continue utilizing the services of Chandler Travis.

Kristine motioned to table the bid from ProQual regarding two erosion spots within in the community that need to be repaired and requested that Management provide the Board with additional bids. Pat opened the floor to discussion and mentioned that ProQual usually is the lowest price so why ask others to bid on the work. Kristine mentioned that with the current economic situation and the association's probable increase in accounts receivable that it is the Boards duty to bid the work. Pat seconded Kristine's original motion; all in favor, motion passed unanimously.

Michelle advised that a homeowner requested that a 5 minute parking sign be replaced at her community mailbox. Michelle confirmed with the Town of Gilbert that since all of community's streets are public streets that the association can not enforce this rule. Therefore, Kristine motioned to have ProQual remove all 5 minute parking signs through out the community. Dave seconded the motion; all in favor, motion passed unanimously.

Although not on the agenda, the Board was advised that several inquiries came through on the community website asking if individuals or businesses could advertise in the community newsletter. Kristine motioned to allow business to advertise in the newsletter at the following costs: \$125 for a business card size ad, \$250 for a ½ page ad and \$400 for a full page ad. San Tan Ranch homeowners wanting to advertise in the newsletter will receive a 25% discount. All funds collected are to be deposited in the Operating account. Dave seconded the motion; all in favor, motion passed unanimously.

Committee Reports

Dennis Marque with the Architectural Committee advised the Board that over the past month, they received one Architectural submittal which was ultimately denied. The request was to have an entry gate installed on the side wall of the property.

There was no update on the Social or CIC Committee.

Manager/Board Action Items

Management is to verify that her staff sent the Architectural denial letter to the homeowner; ProQual is to provide Michelle with a bid to remove weeds, this bid will be given to the business owners at Portola Valley and Atherton; Michelle is to verify that the community garage sale ad is posted on Craigslist; obtain two more erosion repair bids; follow up on the probability of Vision doing in house collections; reply to April's email with information from the Board meeting; email the Board with the caterer's options for the annual meeting; meet with Micon, Pat and Sean regarding the repairs to the concrete; advise her staff of the chosen costs for individuals or businesses to run ads in the community newsletter; have ProQual remove all 5 minute parking signs through out the community; inquire with vendors the cost to install additional lighting at the skate park and covers for the existing lights; obtain bids on No Trespassing/Reward signs and have ProQual install a lock on the skate park gate.

With no further business, Kristine motioned to adjourn the meeting, Dave seconded the motion; all in favor. Meeting adjourned.

