

**San Tan Ranch
Homeowners Association
Board of Directors Meeting
September 10, 2009
San Tan Ranch Elementary School**

A regular meeting of the Board of Directors for the San Tan Ranch Homeowners Association was held on Thursday, September 10, 2009 at 6:30PM at the San Tan Ranch Elementary School.

Open Homeowner Comment Period:

Mr. Schaffer inquired about the playground and ramada lights. There are proposals in tonight's agenda addressing both issues. Mr. Schaffer also informed the board that the drip system on the canal bank was in disrepair. Matt Davis with ProQual landscaping informed everyone that those have already been repaired.

Dennis Marque (ARC) informed the board that 7 of 8 applications were approved since the last meeting. Nothing out of the ordinary to report to the board.

With no other homeowner comments/concerns the Open Homeowner Comment Period was closed.

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

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

Approval of June Meeting Minutes

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

Approval of May, June, July Financials

April made a motion to approve May, June, and July financials, Kristine seconded the motion, with all in favor the motioned passed unanimously. April did want to add that the board will notice a spike in pest control expenditures. There were bees in valve boxes, and common area trees over the summer months.

Manager's Report given by Michelle Kenny

In new business the board will see three bids for the Barn Park block wall. Three bids vary in cost.

Playground Equipment will be delivered on September 14, 2009. Michelle will let ProQual know when the date of install is scheduled.

Deca SW damaged 7 irrigation control wires and broke 2 low voltage lighting cables during the lighting installation in the Barn Park. Everything has been repaired, paid by Deca SW.

New Business

Michelle provided the board with updated rates as of 09/10/09 which differed from the rates in the board packet since rates may change daily. Michelle wanted to provide the board with the most up-to-date rates. After discussion about the rates and the different banks the board has decided to leave the current accounts as is.

Kristine made a motion to accept the proposal submitted by ProQual Landscaping to over-seed the turf areas with Winter Rye Grass seconded by Tim, with all in favor the motion was passed unanimously. Over-seeding will be performed between the dates of September 15th and October 30th.

Kristine made a motion to accept the proposal submitted by Central Paving in the amount of \$18,235, seconded by April, with all in favor the motion passed unanimously. The scope of work includes asphalt repair of approx. 153 square yards, sealing of stress cracks approx 14,000 linear feet of stress cracks measuring over ¼" or more in width, seal coating, and repainting of the pavement markings.

The board reviewed three different bids for replacing the gate in the Barn Park with block. Richard Orduno disclosed to the board that First Rate Maintenance's owner is the husband of another community manager employed with Vision Community Management. After reviewing the bids Dave made a motion to accept the proposal by First Rate Maintenance, seconded by April, with all in favor the motion passed unanimously.

Kristine made a motion to approve the proposal submitted by Torrent Resources, April seconded the motion, with all in favor the motion passed unanimously. Torrent specializes in drywell cleaning.

April made a motion to approve the Decca SW proposal to remove the low voltage lighting system in the ramada and replace with 1- (150) watt pulse start fixture, Kristine seconded the motion, with all in favor the motion passed unanimously.

Tree roots have caused damage to the sidewalk at the Train Park. Tree roots are raising the concrete; tree roots migrate towards plentiful water source; so this may be an issue that occurs again in the future. ProQual recommends that a well is built around the tree since the tree is one of the nicest, mature in the community's common areas. At this time the board requests that Vision obtain more bids for work to save the tree.

Kristine made a motion to accept the proposal submitted by Playground Police for sand installation to the Wildhorse/Menlo Park tot lot, seconded by April, after discussion Tim would like more proposals to view comparison. At this time the motion was tabled until the next meeting where the board will review additional proposals.

Committee Reports

The Social Committee is planning on having the Community Wide Yard Sale on October 3rd & 4th. More details to follow in the community newsletter.

A motion was made by Tim to adjourn the meeting at 7:43pm, seconded by Kristine, with all in favor the open session of the meeting was adjourned.

Respectfully submitted by: Melissa Paiz