

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION – APRIL 21, 2009**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on April 21, 2009, at the office of Lepin and Renehan Management, Inc. 7955 S. Priest Drive, Tempe, Arizona 85284 at 6:30 p.m.

Present: Brendan Busse, Jackie Alces, Kevin Ringer, David Goode and Kitty Davies of Lepin and Renehan Management, Inc.

Absent: Virgil Heusinkveld

Guests: None

The meeting was called to order at 6:35 p.m. by Kevin Ringer, President

After due discussion and upon motion duly made, the following resolutions were unanimously passed unless otherwise indicated:

Resolved: To approve the meeting minutes of March 17, 2009, as written.

Resolved: To accept the financial statement dated March 31, 2009, subject to audit.

Notation: Paul Scowen (lot #156) requested to be placed on the April 21, 2009 agenda but did not attend the meeting.

Resolved: To approve the exterior paint color submittal for lot #107 (Ferreira).

Resolved: To approve the landscape submittal for lot #115 (Phong/Doan).

Resolved: To approve the front yard statuary submittal for lot #95 (Williams) with the condition the tree stump it is sitting on be removed.

Resolved: To approve the landscape submittal for lot #102 (Jensen)

Notation: After further discussion on the process involved in preparing the resale disclosure statements, the Board decided to leave it in the hands of the management company.

Tabled: Further review of the two proposals from Ground Specialties for irrigation replacement in tracts "E" and "F" until the November 2009 meeting.

Notation: Board members who attended the last landscape walk informed Ground Specialties at that time to replace the missing valve covers and to secure all valve covers so they cannot be removed easily. Ground Specialties agreed that the irrigation along Ponderosa from the south end of tract "G" to the north end of tract "A" had not been replaced. According to what is indicated in the project book this should have been included in the proposal with the irrigation replacement of tract "H" and "G" which was completed on 2/12/09. Management will follow up with Ground Specialties regarding these two issues.

Resolved: To accept Renovation Solutions' proposal dated 3/24/09 in the amount of \$13,800.00 plus tax for the repairs and painting of all interior walls that face a community street.

Resolved: To accept Tree Doctors proposal #11980 dated 4/20/09 in the amount of \$10,170.70 which includes tax and all applicable fees.

*Harmon Ranch
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Resolved: To approve the equally combined Dunn Edwards colors of Whole Wheat and Baked Potato as the new color for painting the block walls.

Resolved: Not to approve lot #95 (Williams) request for an exception to park the husband's commercial work truck on the street.

The next meeting is scheduled on May 18, 2009 at Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 7:34p.m.

Respectfully submitted,

Kitty Davies
Recording Secretary

Virgil Heusinkveld/Board Member
Secretary