

**HARMON RANCH HOMEOWNERS ASSOCIATION  
ANNUAL MEETING OF MEMBERSHIP MNUTES  
JANUARY 19, 2010**

The Annual Meeting of the membership of Harmon Ranch Homeowners Association was held on Tuesday, January 19, 2010, at the Chandler Police Sub-Station, 251 N. Desert Breeze Blvd., Chandler, Arizona 85226

Directors in attendance were Kevin Ringer, Brendan Busse, and Jackie Alces. Nick Ferre and Kitty Davies of Lepin and Renehan Management, Inc. and Officer Brian Reed and Sgt. Yarborough of the Chandler Police Department were also present.

A quorum was established with thirty seven (37) lots represented, twenty seven (27) by absentee ballot and ten (10) in person.

The meeting was called to order at 7:00 p.m. by Kevin Ringer, President of the Association Board members and Management representatives were introduced.

The Affidavit of Mailing was presented.

Election of Director's was announced and the floor was opened to nominations. The following homeowner submitted their names to be elected to the Board of Directors: Virgil Heueinkveld and Stephanie Ayson. There were no nominees from the floor. Stephanie Ayson introduced herself, Virgil Heusinkveld was not present. Greg Shaffer and James Kinsella volunteered as election inspectors to count ballots.

The President's report was presented by Kevin Ringer and included the following topics;

- Landscape improvements which includes the irrigation replacement
- Completion of the block wall repairs and painting
- The assessment delinquency rate is down and the association has had very few foreclosures or bankruptcies
- Yearly drywell inspections and maintenance will be done

A general discussion took place which included topics of home burglaries and roof rats.

Officer Reed of the City of Chandler Police Department was present to discuss various services of the Department as well as information on how homeowners can keep themselves safe. Specifically, Officer Reed discussed the following topics and services;

- Burglary Prevention
- Watch Your Car
- Safe Surfing
- Identification Theft
- Self Defense – RAD Program
- Block Watch Program – Officer Jerry Rulan

A car identification card was also provided for those who were interested and a garage door sensor was recommended which closes a garage door after a certain amount of time.

Per Officer Reed and the Chandler Police the numbers of burglaries in Harmon Ranch are very low statistically. Homeowners wishing to obtain further information should contact the beat officer, Sgt. Wilkins at 480-782-4800 or go to [www.chandlerpd.com](http://www.chandlerpd.com)

Brendan Busse informed those present that the best defense against roof rats is to pick the citrus fruit as soon as it is ripe and to set traps.

The vote was certified and election results were announced by Kevin Ringer. The newly elected Board member is; Stephanie Ayson

There being no further business, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Kitty Davies  
Recording Secretary