

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION – AUGUST 18, 2009**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on August 18, 2009, at Buono's Pizza, 2820 S. Alma School Road, Chandler, Arizona 85286

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

Absent: Jackie Alces

Guests: Ron Lee of Ground Specialties

The meeting was called to order at 6:30 p.m. by Kevin Ringer, President

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

Notation: Ron Lee reported that the requests made by the board at the June meeting had been completed; (1)all emitter valve covers had been replaced and glued down, (2)the four boulders were put into place in tract "E" and (3)the color coded map of timer placement was given to the board. The board asked questions regarding smart timers and determined that they would not be effective at Harmon Ranch since most of the common area is on a drip system.

Ron Lee reported that the homeowner at 5181 E. Laredo Ct. is backwashing their pool into tract "A" common area.

Resolved: To have Ground Specialties place two – 600 to 700 lb. boulders and one – 900 lb boulder on the S.E. corner of Megan and Ponderosa.

Resolved: To approve the meeting minutes of June 16, 2009, with correction of misspelled name from Kris to Chris Ringer.

Resolved: To accept the financial statement dated June 30, 2009, subject to audit.

Resolved: To approve the financial statements for the fiscal year 2008 as audited by C&J Raymond, CPA's.

Resolved: To authorize Brendan Busse and Virgil Heusinkveld to review the block wall repairs and painting and authorize final payment.

Resolved: Not to accept Lepin and Renehan suggestion to discontinue sending monetary penalty letters via certified mail, but to discontinue sending the monetary penalty letters by regular mail and continue sending the letters by certified mail.

Resolved: The Board does not want their personal emails used for association business except when matters are time sensitive.

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- Resolved: To have management inform Lot #70 (LaCour) that the association will put an article addressing roof rats on the website but does not feel the cost of mailing this information to the homeowners would be any more effective. The concern of roof rats was addressed several years ago and homeowners did not see this as something to be alarmed about since they had not seen any roof rats.
- Resolved: To have management inform Lot #173 (Khalid) the \$450.00 for removing the six feet tall shrubs was reasonable and the two notices to homeowners allowed plenty of time for them to act on their own. Therefore the \$450.00 will remain on their account and must be paid in a timely manner.
- Resolved: To accept Ground Specialties' proposal dated 6/24/09 in the amount of \$3,500.00 plus tax for granite redressing along Ponderosa from Del Rio to the south end of tract "G".
- Tabled: Drywell inspection proposals for the October 20, 2009 board meeting.

The next meeting is scheduled on October 20, 2009 at Buono's Pizza

There being no further business, the meeting was adjourned at 8:09 p.m.

Respectfully submitted,

Kitty Davies
Recording Secretary

Virgil Heusinkveld/Board Member
Secretary