

**HARMON RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION  
February 20, 2007**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on January 9, 2007, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

In attendance: Brendan Busse, David Goode and Kitty Davies of Lepin and Renehan Management, Inc.

Absent: Kevin Ringer

The meeting was called to order at 6:37 p.m.

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

Resolved: To accept the resignation of Scott Friedson from the Board of Directors as of January 20, 2007.

Resolved: Not to schedule another Annual Meeting for 2007.

Resolved: To approve the minutes of the January 9, 2007, as written.

Resolved: To accept the financial statements dated December 31, 2007, subject to audit.

Tabled: Light replacement at the corner of Ponderosa and Ray until a full landscape design is proposed and accepted for Tract "J".

Tabled: Removal of any of the grass areas in Tract "J" until a full landscape design is proposed and accepted for Tract "J".

Tabled: Acceptance of Granite Redressing proposal dated 02/13/07 from Ground Specialties until clarification is established on what areas are covered by the proposal.

Tabled: Acceptance of Irrigation Replacement proposal dated 02/01/07 from Ground Specialties until clarification is established on what areas are covered by the proposal.

Tabled: Block Wall and Wrought Iron Fencing Reserve Project until a current measurement of the block wall and wrought iron fencing is established.

Notation: The Board discussed the landscape damage from the frost in regards to individual properties. They have instructed Management not to send any letters regarding cutting back plants or trees until after April 10, 2007 Board meeting.

Resolved: To appoint Virgil Heusinkveld effective February 20, 2007 to the Board of Directors to fill the unfulfilled term of Scott Friedson who resigned as of January 20, 2007.

*Harmon Ranch  
BOD Meeting  
02/20/07*

The next meeting is scheduled for March 20, 2007, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Kitty Davies  
Recording Secretary

Brendan Busse  
President