

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
February 1, 2005**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on February 1, 2005, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

In attendance: Brendan Busse, Kevin Ringer, April Coleman and Gina Larsen of Lepin and Renehan Management, Inc. David Goode and Scott Friedson were absent. The meeting was called to order at 6:40 p.m.

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

- Resolved: To approve the minutes of the November 2, 2004, board meeting.
- Resolved: To accept the financial statements for the months ending October 3, 2004, November 30, 2004, and December 31, 2004 subject to audit.
- Resolved: To keep the current slate of officers for 2005: Brendan Busse, President; David Goode, Vice-President; Kevin Ringer, Treasurer; April Coleman, Secretary
- Resolved: To appoint Brendan Busse as the Board Liaison
- Resolved: To keep the primary and secondary contacts for signing checks and receivables paperwork the same – Brendan Busse and Kevin Ringer
- Resolved: To appoint Brendan Busse as the Website Administrator
- Discussion: Management to meet with Mr. Domke to decide on a contingency plan for web site maintenance.
- Resolved: To authorize Management to route items to the Board of Directors for signature and approval in the absence of a regularly scheduled meeting. Action must be taken by all of the directors. An electronic signature via e-mail qualifies as a legitimate signature.
- Further:
Resolved: Action will be ratified at the next regularly scheduled meeting.
- Resolved: To approve architectural submittal from homeowner of lot #192. Although the color is on the approved color list, the workmanship does not meet the professional standard approved by the community. There does not appear to be uniform paint coverage. We request that the homeowner reapply the paint so that it is even and uniform throughout.
- Resolved: To ratify approval the insurance renewal for 2005.
- Resolved: We will not participate in the City of Chandler Neighborhood programs and we will not apply for a Neighborhood Matching Grant.

- Resolved: Management will solicit bids for community wrought iron painting.
- Resolved: Kevin will discuss board expectations to meet contract requirements (warranty) with "Tile Sign and Graphics"
- Resolved: To add the budget pie chart and budget narrative from Management Company to the community website. Management will respond to the homeowner of lot #211 explaining the Board's decision.
- Resolved: To solicit bids for landscape lighting at the community entrance on Rural at Joshua for safety. Also include a request for lighting of the entrance signs to the community at Ray and Ponderosa and the sign at Rural and Joshua. Management will escort contractors on the property and point out the specifics for bid. Management will also notify the impacted homeowners of the walkthrough.
- Resolved: To use the landscape renovation proposals (irrigation replacements along Rural Road) in the budget process for 2006. Use \$20K as the budget estimate.
- Resolved: To solicit an additional bid for the perimeter wall repair proposal, South of Joshua Entrance from contractor used to repair behind lot #88.
- Resolved: To table decision on perimeter wall proposal until additional bid is received.
- Resolved: No action will be taken regarding park signs.
- Resolved: To accept the proposal from Ground Specialties Inc. Authorize \$2025.00 for all plant replacements including the area along the sidewalk of Ray. This money will come from the landscaping renovation account. Stump grinding will be billed through the normal process.
- Resolved: To approve the hard pruning proposal for those plants that will not be killed from the pruning process. Landscaper must provide a more detailed proposal for those plants which are determined to be too "woody" to survive the process.
- Resolved: To table the discussion of the remodel/renovation of the corner of Galveston and Ponderosa until the next meeting

The next meeting is scheduled for April 5, 2005, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 8:38 p.m.

Respectfully submitted,

April Coleman
Secretary

Brendan Busse
President