

**HARMON RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION  
June 29, 2006**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on June 29, 2006, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

In attendance: Brendan Busse, April Coleman, Scott Friedson and David Goode and Gina Larsen of Lepin and Renehan Management, Inc. Kevin Ringer was absent.

The meeting was called to order at 6:34 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 May 2, 2006, board meeting.

Resolved: To accept the financial statements dated April 30, 2006 and May 31, 2006.

Resolved: To approve the financial statements for the fiscal year 2005 as reviewed by C&J Raymond, CPA's.

Resolved: To approve the 2006 annual audit and tax preparation be done by C&J Raymond, CPA's.

Notation: April Coleman resigned from the Board of Directors and left the meeting at 7:20 p.m.

Resolved: To approve the architectural submittal for landscaping renovation from Lot #142 (Norris).

Resolved: To approve the architectural submittal for a sidewalk extension from Lot #146 (Guy).

Resolved: To approve the removal of the wrought iron fence at the rear of Lot #46 (Powell) so that they can complete the installation of their swimming pool.

Further

Resolved: To send a letter to Lot #46 (Powell) advising them of the following conditions with the fence removal:

- \$1,000.00 deposit is required
- Must provide a certificate of insurance
- The homeowner and contractor will be held liable regarding all safety hazards.

Resolved: To table further discussion of the painting of the perimeter wall painting/renovation until after Brendan Busse can measure the wall.

Resolved: To approve the proposal submitted by Ground Specialties for Phase 2 of the Irrigation Renovation at a cost of \$9,625.00 plus tax.

- Resolved: To approve the proposal submitted by Ground Specialties for the following:
- Spray weeds in all grass tracts using a selective herbicide at a cost of \$300.00
  - Rototill Tract A at Galveston/Ponderosa and level by raking and supplementing with topsoil at a cost of \$100.00
  - Provide and install 560 square feet of Midiron sod in Tract A (.75 per square feet) at a cost of \$420.00
- Resolved: To get proposals for the landscape renovation (per drawing provided by Poco Verde) from 2 to 3 contractors.
- Resolved: To have Brendan Busse draft an all homeowner mailing letting the homeowners know that the Board of Directors will be reviewing the CC&Rs in order to make revisions.
- Resolved: To send a letter to the homeowners of Lot #89 (Haugland/Lucca) thanking them for their letter and to let them know that the area in question is being taken care of.

The next meeting is scheduled for August 2, 2006, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Gina Larsen  
Recording Secretary

Brendan Busse  
President