

**HARMON RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION  
September 6, 2005**

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

In attendance: Brendan Busse, April Coleman, David Goode, Kevin Ringer and Gina Larsen of Lepin and Renehan Management, Inc. Scott Friedson was not in attendance. 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 August 8, 2005, board meeting.
- Resolved: To accept the financial statements for the month ending July 31, 2005, and August 31, 2005, subject to audit.
- Resolved: To approve the architectural submittal from the homeowner of lot #171.
- Resolved: To deny the architectural submittal from the homeowner of lot #96 based on aesthetics and workmanship.
- Resolved: To approve the architectural submittal from the homeowner of lot #139.
- Resolved: To have management solicit bids for 2006 landscaping services.
- Resolved: To deny the request for a surcharge from Ground Specialties for 2005.
- Resolved: To approve the recommendations from Ground Specialties dated 8/9/05.
- Resolved: No attorney review of the insurance policy is necessary.
- Resolved: Management to get a proposal from Ground Specialties to renovate tract F with  $\frac{3}{4}$  in rock (confirm the color -- is it Madison Gold?) and river rock the spillway.

The next meeting is scheduled for October 4, 2005, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

April Coleman  
Secretary

Brendan Busse  
President