

**HARMON RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION  
OCTOBER 17, 2007**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on October 17, 2007, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

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

Absent: None

Guests: Bryan Quinones – Lot #40

The meeting was called to order at 6:31p.m.

Notation: Bryan Quinones wanted the Board to give him further guidelines to follow to bring his newly landscaped front yard into compliance.

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

Resolved: To send Bryan Quinones a letter letting him know that the board was unable to complete the new guidelines at this meeting. When they are completed he will be notified what is expected for his yard to be approved.

Resolved: To approve the meeting minutes of August 14, 2007, as written

Resolved: To accept the financial statements dated July 31, 2007 and August 31, 2007, subject to audit.

Resolved: To approve the 2008 Budget Addendum to the meeting minutes. Resolution passed with 3 votes yes, 1 no from Dave Goode.

Tabled: Revision of the Landscape Guidelines until the November meeting.

Resolved: To accept the September 17, 2007 proposal from JWC Consulting, Inc. in the amount of \$7,880.00 to repair and paint the wrought iron fence.

Resolved: To add Architectural Guidelines and Maintenance Guidelines to the project book, for the board to draft and revise.

Resolved: To add drafting a Rules Document to the November agenda.

Resolved: To have Doug Domke add the revised penalty policy and collection policy to the website and to change the word contract to contact.

Resolved: Virgil Heusinkveld will obtain bids from two Engineers to report on the structural soundness of the association perimeter block wall.

Further

Resolved: To obtain three bids to repair or completely replace the block wall, after the report is received from the chosen Engineer on the structural condition of the block wall.

Resolved: To schedule the Annual Meeting for January 15, 2008 at Kyrene de la Mirada Elementary School.

Resolved: To accept the 2008 meeting schedule changing the January Board meeting to January 17, 2008, giving the January 15, 2008 date for the Annual Meeting.

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

There being no further business, the meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Kitty Davies  
Recording Secretary

Virgil Heusinkveld  
Secretary