

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
October 5, 2004**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on October 5, 2004, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

In attendance: Brendan Busse, Kevin Ringer, David Goode, April Coleman and Gina Larsen of Lepin and Renehan Management, Inc. Scott Friedson was absent. Guest in attendance: Ron Lee of Ground Specialties. The meeting was called to order at 6:30 p.m.

Ron clarified his proposal for converting the common areas to desert landscaping, estimated water savings of ~90% over current grass areas. Discussion about the need for larger plot maps in order to track repairs done by landscaper and to submit with invoices. More clarification of the replacement of irrigation lines with PVC piping or "schedule 40". 7:02 p.m.

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

- Resolved: To bid out the contract for replacement of the irrigation pipes along Rural Road from north property line to Galveston. Detailed specs include Tracts B, C and D. Options include Class 200 and Schedule 40 piping and restoration of property to grade and price per linear foot.
- Resolved: To accept the proposals from Ground Specialties for grass to desert conversion with the noted changes. Management will draft a contract reflecting said changes for the contractor's signature
- Resolved: To approve the minutes of the September 7, 2004, board meeting as written.
- Resolved: To approve the financial statements for the months ending August 31, 2004.
- Resolved: To approve the 2005 budget and associated resolutions per the attached copies.
- Resolved: To maintain 2005 HOA monthly assessments at the 2004 rate with the same \$2/month discount if 2005 total annual assessment is paid in full by 1/31/05.
- Resolved: To approve architectural submittal from homeowner of lot #72.
- Resolved: To approve architectural submittal from homeowner of lot #185.
- Resolved: To deny architectural submittal from homeowner of lot #22 due to incomplete submittal. Management will notify the homeowner of the decision.
- Resolved: To approve the 2005 budget with the following changes to the budget: \$1,000 moved from "Water" to "Insurance", \$1,000 moved from "Water" to "Professional".
- Resolved: To approve the use of C&J Raymond, CPA to conduct audit for the 2004 financials.

Resolved: To have management contact Doug Domke at D2 Web Design regarding a current invoice.

Resolved: To approve the attached revised paint color list and to include said list in the "budget" mailing to homeowners.

Resolved: To schedule an annual property walkthrough with landscaper and to schedule a board walkthrough of the neighborhood for November 5, 2004.

The next meeting is scheduled for November 2, 2004, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 8:54 p.m.

Respectfully submitted,

April Coleman
Secretary

Kevin Ringer
Treasurer