

**HARMON RANCH HOMEOWNERS ASSOCIATION  
ANNUAL MEETING OF MEMBERSHIP  
MINUTES  
JANUARY 15, 2008**

The annual meeting of the membership of Harmon Ranch Homeowners Association was held on Tuesday, January 15, 2008, at Kyrene de la Mirada School, 5500 West Galveston Street, Chandler, AZ, at 6:30 p.m.

Directors in attendance were Brendan Busse, David Goode and Virgil Heusinkveld. Kitty Davies and Larry Lepin of Lepin and Renehan Management, Inc. were also present.

A quorum was established with thirty one (31) lots represented, twenty two (22) absentee ballots and nine (9) members present.

The meeting was called to order at 7:02 p.m. by Brendan Busse, President of the Association

Board members and Management representatives were introduced.

The Affidavit of Mailing was presented.

Elections were announced and the floor was opened to nominations. The following homeowners submitted their names to be elected to the Board of Directors: Brendan Busse and Kevin Ringer. There were two nominees from the floor, Jackie Alces and James Kinsella. The nominees introduced themselves, and Greg Shaffer and Linda Scowen volunteered as election inspectors to count ballots.

The President's report was presented by Brendan Busse and included the following topics.

**2006**

- Irrigation replacement on two phases which included redressing the granite
- Property has 420 trees, some were lost to beetle infestation
- New sod was installed in tract "A"
- Grass area was removed in tract "J"
- Solar monument signs were installed at Rural and Joshua
- Audit was completed by C&J Raymond for 2005
- The board requested the association's attorney to do a CC&R study due to changes in legislation.

**2007**

- Kitty Davies became the new Community Manager replacing Gina Larson
- New Monument lighting in tract "J" corner of Ray and Ponderosa
- The board elected to over seed with Rye Grass in 2007 due to weed problems in the summer months
- Three car accidents required block wall repairs, all covered by the drivers' insurance
- Wrought iron viewing fencing was repaired and painted
- The Association offered a rebate on assessment if they are paid for the year

**Future Projects**

- Repair and painting of block wall, some areas will need to be replaced
- Changes to the landscape guidelines
- Adopt a maintenance standard policy

**Trends**

- Vacant homes in the community due to the current real estate market
- Lawns at the vacant homes not being cared for

A general discussion took place which included the following topics: Pigeon droppings, cats in the neighborhood, delinquency rate and traffic concerns at Joshua and Rural and the stop sign on Ponderosa between Ray and Galveston.

The vote was certified and election results were announced by Brendan Busse.

The newly elected Board members are: Brendan Busse, James Kinsella and Kevin Ringer.

There being no further business, the meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Kitty Davies  
Recording Secretary