

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
September 7, 2004**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on September 7, 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. Homeowners in attendance: Kimberly Kamerman Lot #197. The meeting was called to order at 6:30 p.m.

The homeowner of Lot #197 presented a plan for an alternate paint color. Color is not currently on the "approved list". 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 3, 2004, board meeting as written.

Resolved: To approve the financial statements for the months ending May 31, 2004, June 30, 2004, and July 31, 2004.

Discussion What is the minimum fee required before we process a judgment for category 2 penalties? The Board needs to establish the minimum. Question, why doesn't the board recoup all fees from the homeowner? It costs about \$150 to even process the judgment. If we don't win the judgment, then we can not recover any costs. **Table until executive session.**

Effective August 25th 2004

Category 1 – assessments (homeowners' dues), late charges on the assessments, reasonable attorney's fees and costs. Automatic lien allowed per statute and we can foreclose at 3 years, but association can be fined \$5,000 if it is a wrongful lien.

Category 2 – fines. We must sue for personal judgment and record the judgment. A board member must appear in court. HOA can either write off fines or sue the seller if a judgment hasn't been reached prior to the sale of the property.

Resolved: To change 2005 meeting schedule to reflect a May 3rd meeting, not July 5th.

Resolved: To require Ground Specialties to provide date, time, and location of sprinkler and drip line repairs on invoice per tract map. Management Company to provide tract map for reference.

Resolved: To table the proposals made by Ground Specialties until October meeting. Management Company to invite the landscaper to the October meeting to discuss the proposals.

Resolved: To forward neighborhood matching grant information to Scott.

Resolved: To approve architectural submittal from homeowner of lot #197 and add the new colors to the approved list.

Discussion: Gina will forward website for more information on changes to HOA legislation.

The next meeting is scheduled for October 5, 2004, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

April Coleman
Secretary

Brendan Busse
President