

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
NOVEMBER 20, 2007**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on November 20, 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: None

The meeting was called to order at 6:35p.m.

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

Resolved: To approve the meeting minutes of October 17, 2007, as written

Resolved: To accept the financial statement dated September 30, 2007 subject to audit.

Notation: The board discussed side yards that do not contain any plants. Random homeowner files were checked to see what their original landscape submittals included. The consensus was that any plant that exists should be replaced if it is removed. Each board member will send Brendan Busse his suggestions on what should be included in the landscape guidelines. Brendan will draft the guidelines from those suggestions and present it to the board at the next meeting for review.

Tabled: Adopting Landscape Guidelines until the January 2008 meeting.

Tabled: Revision of the Architectural Guidelines until the January 2008 meeting.

Resolved: Management will create a Rules Document from resolutions adopted by the board that change or add any policy or defines any CC&R's.

Resolved: To have Doug Domke add the Landscape Maintenance Policy to the Website.

Resolved: Not to accept Ground Specialties' proposal dated 11/20/07 in the amount of \$6,550.00 to replace the drip system in Tract "H" at this time.

Further

Resolved: Management will obtain 3 additional proposals to replace the drip system in Tract "H" with specifications to include preserving the existing granite to cover the trenches.

Notation: A board member reported an irrigation leak in Tract "G" at the corner of Linda and Bradley on the down slop towards the grass.

*Harmon Ranch
Meeting Minutes
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Notation: Virgil Heusinkveld informed the board that the engineering firm the board resolved to hire will not inspect the block wall for \$250.00 as originally quoted. The board will continue to search for an engineer to inspect the block wall. Kevin Ringer will check with Del Webb School of Contractors as ASU to see if this is a project they would be interested in.

The next meeting is scheduled for January 17, 2007, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 7:41 p.m.

Respectfully submitted,

Kitty Davies
Recording Secretary

Virgil Heusinkveld
Secretary