

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION - JANUARY 17, 2008**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on January 17, 2008, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

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

Absent: Kevin Ringer and James Kinsella

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 appoint the following board members to the offices marked opposite their names:

- Kevin Ringer President
- David Goode Vice President
- Brendan Busse Treasurer
- Virgil Heusinkveld Secretary

Resolved: Primary and secondary contacts for signing checks and receivables are David Goode and Brendan Busse.

Resolved: To appoint all board members to the Architectural Committee.

Further

Resolved: To continue holding architectural submittals for the next meeting of board of directors, unless time sensitive. If time sensitive, submittals will be emailed to each board member for review, voting in lieu of a meeting by unanimous consent via email.

Resolved: To add an additional board position, increasing from five to six members.

Resolved: To appoint Jackie Alces to the Board of Directors for a one-year term.

Notation: Discussion took place on how to break a tie vote, one suggestion was that the vote of the person most recently elected or appointed to the board would not be counted in order to break the tie.

Resolved: To approve the meeting minutes of November 20, 2007, as written

Resolved: To accept the financial statements dated October 31, 2007 and November 30, 2007, subject to audit.

Resolved: To accept C&J Raymond's engagement letter to audit financials for 2008 and to prepare the 2007 taxes.

- Resolved: To approve the attached Addendum to the meeting minutes for Viewing Documents.
- Resolved: To approve renewing the Association's insurance with The Mahoney Group, for liability, D&O, property and fidelity coverage at an annual premium of \$4,776.03.
- Notation: Approval of landscape submittal from lot #182 (Noh-Yum) can not be approved until board members look at the property. Management will also drive by the property and take a picture to add to the submittal.
- Tabled: Landscape submittal from lot #182 (Noh-Yum) for the February 19, 2008 meeting.
- Tabled: Adopting Landscape Guidelines until the February 19, 2008 meeting.
- Tabled: Revision of the Architectural Guidelines until the February 19, 2008 meeting.
- Notation: Brendan Busse agreed to continue working on the Landscape and Architectural Guidelines and again requested that each board member email their suggestions to him.
- Resolved: Each board member will go over the list of resolutions from 2000 to 2007 and bring their suggestions to the next meeting to determine which resolutions need to be on the Adopted Rules and Regulations list.
- Resolved: Management will contact JWC Construction, Advanced Repair Technologies, and AV Builders to find out if they use engineers to give opinions on the soundness of structures and at what cost.
- Resolved: To acknowledge that Laura Heffron, an employee of Lepin and Renehan Management, is married to Jack Heffron, owner of Jack's Homework, Inc. Jack is a licensed and insured handyman contractor who has in the past and may continue in the future to provide service to the Association from time to time.
- Resolved: To accept Ground Specialties' proposal dated 11/20/07 in the amount of \$6,550.00 plus tax to replace the drip system in Tracts "H" & "G".
- Resolved: To purchase four (4) "pick up dog waste" signs from Fast Signs and place in tracts "A", "E", "H" and "G".
- Further
Resolved: For the association to reimburse Virgil Heusinkveld for the purchase of four, six-foot metal posts for dog waste signs and Virgil will install each post and sign in the designated tracts at no charge to the association.

The next meeting is scheduled on February 19, 2008, at Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 8:18 p.m.

Respectfully submitted,

Kitty Davies
Recording Secretary

Virgil Heusinkveld
Secretary