

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION – OCTOBER 21, 2008**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on October 21, 2008, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

Present: Virgil Heusinkveld, Jackie Alces, Kevin Ringer and Kitty Davies of Lepin and Renehan Management, Inc.

Absent: David Goode and Brendan Busse

Guests: Jo Ann Setlift, lot #210

The meeting was called to order at 6:30 p.m. by Kevin Ringer, President

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

Resolved: To approve the meeting minutes of August 19, 2008, as written.

Tabled: The financial statements dated August 31, 2008 and September 30, 2008,

Notation: Jo Ann Setlift, lot #210 arrived at 6:55 p.m. She asked the board what the guideline is on height requirement for trimming trees and requested the \$25.00 penalty for not trimming her tree be waived. The board informed her that after they discuss the matter further she will receive a written response of their decision. Jo Ann left the meeting at 7:14 p.m.

Resolved: To approve the proposal from Ground Specialties dated 9/30/08 to replace the drip system in tract "A" in the amount of \$14,485.55.

Resolved: To schedule the Police sub-station located on Desert Breeze for the Annual meeting but to also schedule a meeting room at the Community Library as a back up.

Notation: The open session was closed at 7:14 p.m. to open the executive session and was re-opened at 7:56 p.m.

Resolved: To approve the 2009 budget with the following changes:

- Reduce landscape other from \$2,000 to \$1,500
- Reduce landscape self help from \$200 to \$0
- Reduce landscape trees from \$500 to \$250
- Reduce maintenance and repair from \$500 to \$250
- Reduce landscape weed control from \$4,075 to \$2,000
- Reduce web site from \$350 to \$200
- Reduce contingency reserve from \$1,728 to \$0
- Reduce landscape renovation reserve from \$41,621.64 to \$22,617.24
- Reduce painting/structural reserve from \$72,669.24 to \$22,617.24

Further

Resolved: To approve the resolutions on the attached addendum to the meeting minutes.

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Resolved: To obtain three proposals to make structural repairs, stucco repairs and painting of the entire block wall as indicated on the map that was provided by the board.

The next meeting is scheduled on November 18, 2008 at Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Kitty Davies
Recording Secretary

Virgil Heusinkveld
Secretary