

HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
June 1, 2004

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on June 1, 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: The Sawickis (Laura, Werner, Brian and Nicolette) Lot #202. The meeting was called to order at 6:27 p.m.

The homeowners of Lot #202 presented an alternative plan to meet the request of their neighbor. 6:34

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

Resolved: To approve the Architectural Submittal received from the homeowner of lot #202.

Resolved: To approve the minutes of the May 4, 2004, board meeting as written.

Resolved: To approve the financial statements for the month ending April 30, 2004.

Resolved: To approve the May 2004, Management Report.

Resolved: To approve a single packet distribution process (Routing List with Signature Block) to review Architectural Submittals which are submitted by homeowners, but for which there will not be a regularly scheduled meeting for the following month. The approval must be unanimous.

Resolved: To approve the submission of lot # 238 for a screen door installation.

Resolved: To approve the submission of lot # 103 for solar panel installation.

Resolved: To distribute a postcard to all homeowners announcing the launch of the Harmon Ranch HOA website.

Discussion: Gina will distribute the postcards after confirmation that the website has gone live and approval of her draft by the board. The HOA website will appear on all correspondence effective June 15th.

Resolved: Monetary penalty for 2nd notice of an RV/Trailer offense will be \$200, \$300 for the 3rd notice and an additional \$100 each subsequent offense.

- Resolved: Monetary penalty for 1st notice of a wall removal offense will be \$5500 plus the cost of repair by a board approved contractor. Any subsequent notices will be \$1000 each.
- Discussion: Gina will send out the revised fines to homeowners on or before June 15th and they will be effective July 1, 2004.
- Resolved: To send a letter to the homeowners of Lot #147 regarding the construction in their rear yard and the disrepair of their fence wall during construction. Request that the homeowners submit for a temporary fence structure in the next 30 days.
- Discussion: Brendan will research commercial landscaping lights and bring the information back to the next board meeting.
- Discussion: Brendan will approach Chandler Planning Department to understand approval requirements for converting grasses in the common areas to a desert or xeriscape. Gina will get pictures from Ron for Joshua from Rural to Del Pueblo to understand what is required to upgrade those locations.

The next meeting is scheduled for August 3, 2004, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 8:10p.m.

Respectfully submitted,

April Coleman
Secretary

David Goode
Vice President