

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION – FEBRUARY 17, 2009**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on February 17, 2009, at the office of Lepin and Renehan Management, Inc. 7955 S. Priest Drive, Tempe, Arizona at 6:30 p.m.

Present: Kevin Ringer, Brendan Busse, Virgil Heusinkveld, Jackie Alces, David Goode and Kitty Davies of Lepin and Renehan Management, Inc. (Jackie Alces left the meeting at 8:10 p.m.)

Absent: None

Guests: Paul Scowen, lot #156, Craig Robertson and Dave Slany from Renovation Solutions, Juan Saenz and Jim Jacques from Bob's Air-Co

The meeting was called to order at 6:35 p.m. by Kevin Ringer, President

Notation: Craig Robertson and Dave Slany gave a brief presentation of the company and answered questions from board members regarding their proposal for repairing and painting the block walls in the community.

Notation: Juan Saenz and Jim Jacques answered questions from the board members regarding their proposal for repairing and painting of the block walls in the community and their company's history and experience.

Notation: Paul Scowen attended the meeting to go over the new Architectural/Landscape guidelines. Paul had questions at the annual meeting and was invited to bring a report of his concerns to the board meeting for discussion.

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

Resolved: To appoint the following directors to the offices adjacent to their names:

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

Resolved: To appoint David Goode and Brendan Busse as primary and secondary contacts for signing documents.

Resolved: To appoint Kevin Ringer as Architectural Committee Chairperson

Notation: To remind management that architectural submittals should not be emailed to the board unless a board meeting will not be held for over 30 days.

Resolved: To approve the meeting minutes of January 6, 2009, as written. Kevin Ringer abstained.

Resolved: To approve the Annual Meeting minutes of January 20, 2009, as written.

Resolved: To accept the financial statements dated December 31, 2008, subject to Audit.

Tabled: Block Wall proposals for the March 17, 2009 board meeting.

*Harmon Ranch
Meeting Minutes
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- Tabled: Changes to the Architectural/Landscape Guidelines.
- Resolved: To schedule the spring landscape walk for Friday, February 27, 2009 at 10:00 a.m.
- Tabled: Proposals for irrigation replacement for tracts "E" and "F".
- Resolved: To acknowledge that Cathy LaTona, an employee of Lepin and Renehan Management, is related to Mark Besthoff. Mark is an insured handyman contractor who has in the past and may continue in the future to provide service to the Association from time to time.
- Tabled: Discussion on color change of the common area block walls with the possibility of including the homeowners in the decision.
- Notation: David Goode may not make the next meeting and wanted the following recorded for the record.
- If the board makes a decision regarding the tree leaning on a portion of the "S" curve in the wall along Rural, his vote would be to keep the tree.
 - If the board makes a decision regarding the painting of interior walls belonging to homeowners that face a public street, his vote would be to for the association to pay for painting the walls.

The next meeting is scheduled on March 17, 2009 at Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 9:12 p.m.

Respectfully submitted,

Kitty Davies
Recording Secretary

Virgil Heusinkveld
Secretary