

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN SESSION
MEETING MINUTES
February 19, 2013**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on Tuesday, February 19, 2013, at the office of Sentry Management of Arizona, Inc., 7955 South Priest Drive, Suite 105 Tempe, Arizona.

In Attendance: Kevin Ringer, David Goode, Brendan Busse, Stephanni Ayson and Amanda Koeller (arrived at 6:45p.m.)

Also Present: Jake Chamness, Sentry Management Inc.

The meeting was called to order by Kevin Ringer at 6:37p.m.

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

Resolved: To approve the Minutes of the November 27, 2012 Open Session Board meeting, as written.

Notation: The Board acknowledged the January 16, 2013 Annual Meeting Minutes.

Resolved: To approve the Financial Statements and Summary for November & December 2012, subject to audit.

Resolved: To disapprove Lot # 42 (Williams) - Architectural Submittal for a Gazebo/Ramada.

Notation: Property Manager met with Dunn Edwards and contractors and is waiting for proposals.

Notation: The Board has made additional recommendations for changes and updates to the Community's Landscape & Architectural Guidelines. Property Management will make the suggested changes and present for approval at the next Board of Directors Meeting.

Resolved: To approve the Econolight Proposal in the amount of \$3,304.81 to replace Meter Pedestal provided warranty, removal and replacement of concrete pad and work to be completed to the specifications provided by SRP are noted on proposal. Because no operating funds are budgeted for this item, the repairs will be paid from Reserve Funds.

The next meeting is scheduled for April 16, 2013.

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

Respectfully submitted,

Jake Chamness
Recording Secretary

Board Member