

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

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on March 17, 2009, at the office of Lepin and Renehan Management, Inc. 7955 S. Priest Drive, Tempe, Arizona 85284 at 6:30 p.m.

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

Absent: Kevin Ringer and Jackie Alces

Guests: None

The meeting was called to order at 6:35 p.m. by David Goode, Vice President

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

Resolved: To approve the meeting minutes of February 17, 2009, as written.

Resolved: To accept the financial statements dated January 31, 2009 and February 28, 2009, subject to Audit.

Notation: Brendan wants to know what the debit memo of \$2,630.58, under Withdrawals/Debits represents. The board would like the City of Chandler to attend a board meeting to discuss the increased dollar amount of the water.

Resolved: Not to approve the landscape submittal for lot #115 (Phong/Doan) due to lack of information and plant material.

Resolved: To approve the landscape submittal for granite replacement for lot #179 (McCall)

Notation: The board would like to inspect each lot when an escrow notice is received to identify violations that may need to be disclosed.

Resolved: To accept the proposal dated 12/9/2008 from Renovation Solutions for repairing and painting the common walls in the amount of \$37,756.00 plus tax.

Further

Resolved: Prior to signing the contract with Renovation Solutions they will need to meet with Virgil Heusinkveld to go over the details of the work and the necessary security bond.

Notation: The board discussed the color change of the common wall and how to handle painting the interior walls belonging to homeowners that face a street. Homeowners south of Linda have always maintained the color of the walls to match the common wall. Homeowners north of Linda have never painted their walls to match the common wall color.

*Harmon Ranch
Meeting Minutes
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Resolved: To have Carpenter Hazelwood give their opinion on the following:

1. Since the homeowners in the south section have always painted their walls to match the common walls can the association inform them that the color will be changing and expect them to change the color of their street facing walls to match?
2. Since the homeowners in the north section have always had a choice of what color to paint their walls can the association now inform them that their walls need to match the new color of the common walls?
3. Can the association offer the 21 homes in the south section and the 10 homes in the north section to paint their walls to match the new color, using association money to do so, expecting them to keep this color at their expense when the wall needs to be repainted in the future?

Resolved: To have management set a date and time for a special meeting of the Board of Directors to discuss the paint color and painting of the interior walls after receiving Carpenter Hazelwood's requested opinion.

Tabled: Further replacement of the drip system in tracts "E" and "F".

Resolved: To approve Ground Specialties proposal dated 3/10/09 in the amount of \$1,153.77, including tax for plant replacement and the addition of 6 boulders.

The next meeting is scheduled on April 21, 2009 at Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 8:52 p.m.

Respectfully submitted,

Kitty Davies
Recording Secretary

Virgil Heusinkveld
Secretary