

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN SESSION
MEETING MINUTES
April 16, 2013**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on Tuesday, April 16, 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, Amanda Koeller and Stephanni Ayson (arrived at 6:34 p.m.)

Also Present: Jake Chamness, Sentry Management Inc.
Craig Pustejovsky, Vice President, Sentry Management, Inc.

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

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

Resolved: To keep all Board Appointments the same.

Resolved: To approve the Minutes of the February 19, 2013 Open Session Board meeting, as written.

Resolved: To approve the Financial Statements and Summary for January, February & March 2013, subject to audit.

Resolved: To approve the 2012 Financial Compilation prepared by Ginsberg & Dwaileebe CPAs.

Notation: Approval of Ginsberg & Dwaileebe to complete the 2013 Financial Compilation and prepare the Association's taxes is tabled.

Resolved: To approve the current changes and updates to the Community's Landscape & Architectural Guidelines as written.

Resolved: To approve Lot # 74 – Architectural Submittal to convert Front Yard Landscaping to Xeriscape.

Resolved: To approve Lot # 69 – Architectural Submittal for Pergola.

Notation: Property Management to send a letter to lot # 42 to resubmit for their disapproved Gazebo with the information that the Board requested or face Monetary Penalties for the unapproved structure. 30 days to resubmit.

Notation: Property Management to contact Royce Walls regarding recommendations for repairs to the Community Walls and to invite a representative to the next Board of Directors Meeting.

The next meeting is scheduled for May 21, 2013.

There being no further business to come before the Board, the meeting was adjourned at 7:34p.m.

Respectfully submitted,

Jake Chamness
Recording Secretary

Board Member