

**HARMON RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION – APRIL 19, 2011**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on April 19, 2011 at Sentry Management of Arizona, Inc., 7955 S. Priest Drive, Suite 105 Tempe, Arizona 85284.

Present: Kevin Ringer, David Goode, Jackie Alces, Brendan Busse, Stephannie Ayson and Kitty Davies of Sentry Management of Arizona, Inc.

Absent: None

The meeting was called to order at 6:36 p.m. by Kevin Ringer, 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 March 15, 2011, as written.

Resolved: To accept the financial statements dated January 31, 2011, February 28, 2011 and March 31, 2011, subject to audit.

Tabled: Proposal for River Rock from Ground Specialties until further proposals can be obtained.

Resolved: To accept Titan Painting proposal in the amount of \$5,185.00 for painting of the view fence in tract "A".

Resolved: Not to pursue further legal action against Renovation Solutions since the Association was notified by Ekmark & Ekmark that Renovation Solutions filed bankruptcy and legal costs could exceed the amount the Association could recoup from the Registrar of Contractors.

Resolved: Not to send dead plant or frost damage letters to homeowners until the Board has approved the action.

Notation: Brendan Busse reported that the Association's irrigation repair costs have gone up over the past several months. If the repairs are necessary due to vandalism the Board wants to start filing reports with the Chandler Police Department.

Resolved: Ground Specialties will mark all irrigation repair problem with a flag and contact management before making any repairs. Members of the Board will then analysis the problem with a representative from Ground Specialties for justification of why the repairs are necessary.

Resolved: To approve Tree Doctors proposal #15638 dated 4/19/11 in the amount of \$11,856.10 for Trimming all priority one trees.

The next Board meeting is scheduled for May 17, 2011 at Sentry Management of Arizona, Inc.

There being no further business, the meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Kitty Davies  
Recording Secretary

Secretary or Board Member