

**HARMON RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION—MAY 19, 2009**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on May 19, 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, Jackie Alces, Kevin Ringer, David Goode, Virgil Heusinkveld and Kitty Davies of Lepin and Renehan Management, Inc.

Absent: None

Guests: Cathy Rymer, Water Conservation Coordinator for the City of Chandler

The meeting was called to order at 6:30 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 April 21, 2009, as written.

Resolved: To accept the financial statement dated April 30, 2009, subject to audit.

Notation: Cathy Rymer was invited by the Board of Directors to answer questions regarding the spikes in their water consumption. Cathy suggested installing smart timers would help control the spikes in water consumption, and according the reports she ran Harmon Ranch could possibly save over \$2,000.00 per year in water cost.

Resolved: To have Ron Lee of Ground Specialties prepare a proposal for the number of smart timers Harmon Ranch would need, the sizes and cost including installation and provide a diagram showing the size and where each smart timer would be installed.

Notation: The Board does not see the need to invite its insurance agent, Rob Chandley of CAU, to go over the association's new policy.

Resolved: To accept Ground Specialties proposal dated 5/7/09 in the amount of \$1,550.00 plus tax, for irrigation replacement along Ponderosa from the south end of tract "G" to Del Rio.

Notation: The Board questioned why the irrigation replacement on Ponderosa from tract "G" to Del Rio was not included with the last irrigation replacement for tracts "G" and "H" as stated in the project page dated 11/12/07. Management will request that Ground Specialties provide a response to this question. On the spring landscape walk the Board asked Ron Lee to replace and lock down all the valve covers and would like confirmation that this has been completed.

Resolved: To accept Renovation Solutions proposal dated 5/12/09 in the amount of \$1,950.00 plus tax to repair damaged curve in the wall at the S.E. corner of Megan and Ponderosa.

Resolved: To over seed with Rye grass in the fall.

Notation: The Board of Directors meeting on June 16, 2009 will be held at David Goode's new restaurant, Buono's Pizza located at 2820 S. Alma School Road, Chandler Arizona 85286.

*Harmon Ranch  
May 19, 2009  
Meeting Minutes*

The next meeting is scheduled on June 16, 2009 at Buono's Pizza

There being no further business, the meeting was adjourned at 7:25p.m.

Respectfully submitted,

Kitty Davies  
Recording Secretary

Virgil Heusinkveld/Board Member  
Secretary