

**HARMON RANCH HOMEOWNERS ASSOCIATION
ANNUAL MEETING OF MEMBERSHIP MNUTES
JANUARY 18, 2011**

The Annual Meeting of the membership of Harmon Ranch Homeowners Association was held on Tuesday, January 18, 2011, at the Chandler Police Sub-Station, 251 N. Desert Breeze Blvd., Chandler, Arizona 85226

Directors in attendance were Kevin Ringer, Brendan Busse, David Goode, Stephanni Ayson and Jackie Alces. Nick Ferre and Kitty Davies of Sentry Management of Arizona, Inc. were also present.

A quorum was established with forty (40) lots represented, twenty eight (28) by absentee ballot and twelve (12) in person.

The meeting was called to order at 7:00 p.m. by Kevin Ringer, President of the Association
Board members and Management representatives were introduced.

The Affidavit of Mailing was presented.

Election of Director's was announced and the floor was opened to nominations. The following homeowner submitted their names to be elected to the Board of Directors: Kevin Ringer, Brendan Busse, Peter Held and Thomas Beattie. John Thomas nominated himself from the floor. John Thomas, Thomas Beattie, Brendan Busse and Kevin Ringer introduced their selves, Peter Held was not present. James Kinsella and Jo Ann Setliff volunteered as election inspectors to count ballots.

The President's report was presented by Kevin Ringer and included the following topics;

1. Drywells cleaning and repair was completed
2. Drywell in Tract "A" was discovered and uncovered
3. Priority "1" trees were trimmed
4. Two sections of view fence was replaced along Ponderosa
5. A stolen vacuum breaker was replaced
6. Concrete pads and cages were installed for vacuum breakers
7. Vacuum breaker pipes were painted to devalue and prevent further theft.

The Treasurer's report was presented by Brendan Busse and included the following information;

1. Yearly financials are in good shape and the Board continues to monitor the spending at the same time making the necessary repairs and improvements to the community.
2. The Board was able to adjust funds to keep the assessment the same as 2010. The homeowners were reminded of the \$36.00 saving if they pay the entire yearly assessment by January 30, 2011.

A general discussion took place which included the following questions and topics.


1. Roof rats
2. Homes that need to be painted.
3. Street parking rules
4. Number of foreclosures in the community.
5. Account write-offs due to foreclosures

The vote was certified and election results were announced by David Goode. The newly elected Board members are; Brendan Busse and Kevin Ringer.

There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,


Kitty Davies
Recording Secretary


Secretary