

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN SESSION
MEETING MINUTES
OCTOBER 16, 2012**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on Tuesday, October 16, 2012, at the office of Sentry Management of Arizona, Inc., 7955 South Priest Drive, Suite 105 Tempe, Arizona.

In Attendance: Kevin Ringer, Stephanni Ayson and Brendan Busse.

Not in Attendance: David Goode

Also Present: Jake Chamness, Sentry Management Inc.

The meeting was called to order by Kevin Ringer at 6:37PM.

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

Resolved: To approve the Minutes of the August 21, 2012 Open Session Board meeting, as written.

Resolved: To approve the Financial Statements and Summaries for June through September 2012, subject to audit.

Resolved: To increase the annual assessment by the maximum as allowed in the CC&R's to \$697.52 per lot.

Resolved: To approve the attached budget at an annual fee of \$576.00 per lot for a total of 243 lots. The assessment is to be collected in monthly increments of \$48.00 in accordance with the legal documents.

Resolved: To reduce the 2013 assessment by \$3.00 per month if an owner pays the assessment in full in the amount of \$540.00 to be received by 1/30/13.

Resolved: To designate Reserve Interest to Landscape Renovation Reserves at year end.

Resolved: To designate Cash on Hand in the amount of \$7,088.79 to Landscape Renovation Reserves at year end.

Resolved: To approve the 2013 Meeting Schedule.

Notation: To table approval of granite replenishment proposal(s) until the November Meeting. Property management to request Sunbelts revise their proposal to provide separate pricing for each area and request that both vendors state the thickness of the granite will be a 2" minimum.

Notation: Property Management to provide Brendan with work order reports for prior months in each meeting packet.

Notation: Property Management to research what work was performed by Solar King in March and if light should have been under warranty.

Notation: Board requests that the dates of checks are not cut off of the bank reconciliation. Treasurer needs to see the dates on the reconciliation.

Notation: Board requests that the Financials are hole-punched at the top of the pages and all pages are properly aligned.

Notation: Board requests that Items for Next Agenda be added to all future Agendas.

Notation: Board requests the following items be added to the November Meeting Agenda:

- Wall repair options and recommendations
- Removal of tree behind Lot 11
- Revisions to the Architectural and Landscape Guidelines

The next meeting is scheduled for November 27, 2012.

There being no further business to come before the Board, the meeting was adjourned at 7:37PM.

Respectfully submitted,

Jake Chamness
Recording Secretary

Board Member