

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION – OCTOBER 19, 2010**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on October 19, 2010, at Sentry Management of Arizona, Inc., 7955 S. Priest Drive, Tempe Arizona 85284.

Present: Kevin Ringer, David Goode, Stephanni Ayson and Kitty Davies of Sentry Management of Arizona, Inc.

Absent: Brendan Busse and Jackie Alces

The meeting was called to order at 6:34 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 August 17, 2010, as written

Tabled: The August 31, 2010 and September 31, 2010, Financial Statements.

Resolved: To increase the annual assessment by the maximum as allowed in the CC&R's to \$632.67 per lot.

Resolved: To approve the attached budget at the annual fee of \$600.00 per lot for a total of 243 lots. The assessment is to be collected in monthly increments of \$50.00 in accordance with the legal documents.

Resolved: To reduce the 2011 assessment by \$3.00 per month if an owner pays the assessment in full in the amount of \$564.00 to be received by 1/30/11.

Resolved: To designate Reserve Interest to Painting/Structural Reserves at year end.

Resolved: To designate Excess Operating Cash in the amount of \$7,000.00 to Painting/Structural Reserves at year end.

Resolved: To designate Excess Operating Cash in the Amount of \$7,000.00 to Landscape Renovation Reserves at year end.

Resolved: To approve the following to go with the budget mailing:

- Cover Letter
- 2011 Budget Pie Chart
- 2011 Budget Narrative
- Assessment Collection Policy
- Direct Debit Authorization Form
- 2011 Board Meeting Schedule

Notation: The Board thanks Sentry Management for the Annual Recommendations but will continue to do business as usual.

Resolved: To approve the proposal from Metering Systems to install concrete slabs and cages for the four back flow devices at a cost not to exceed \$2,100.00 including locks, lock shields and tax.

Tabled: The decision on whether or not to paint the view fence until a Board member has viewed the fence and reported the findings to the Board.

Notation: David Goode volunteered to walk the perimeter common walls and mark areas to be repaired under warranty with Renovation Solutions.

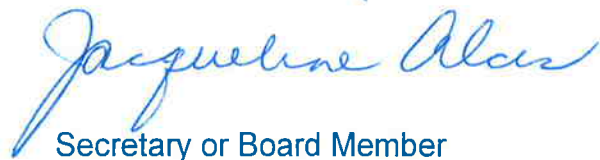
The next meeting is scheduled for November 16, 2010 at Sentry Management of Arizona, Inc.

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

Respectfully submitted,



Kitty Davies
Recording Secretary



Secretary or Board Member