

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN SESSION
MEETING MINUTES
OCTOBER 18, 2011**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on Tuesday, October 18, 2011, at the office of Sentry Management of Arizona, Inc. 7955 South Priest Drive, Suite 105 Tempe, Arizona.

In Attendance: Kevin Ringer, Jackie Alces, David Goode, Brendan Busse and Stephanni Ayson.

Also in Attendance: Michael Sgro, Community Manager, Sentry Management Inc. and Nick Ferre, Vice President, Sentry Management Inc.

The meeting was called to order by Board President Kevin Ringer at 6:33 p.m.

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 16, 2011 Open Session Board meeting, as written and the spelling correction of Brendan's name.

Resolved: Acceptance of the Financial Statement dated July and August 2011, subject to audit.

Notation: Management to clarify for the Board the year-to-date budget column figures under Reserve Disbursements in the monthly financial statements.

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 2012 assessment by \$3.00 per month if an owner pays the assessment in full in the amount of \$540.00 to be received by 1/30/12.

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

Resolved: To designate Cash on Hand in the amount of \$10,730.00 to Landscape Renovation Reserves at year end.

Notation: Management to notify Lot # 80 that their original ARC request for artificial turf and pavers was disapproved as submitted. The Homeowner can resubmit and must provide information with their re-submittal regarding the artificial turf in accordance to the Association's turf guidelines.


- Notation: The View Fence Repairs should be considered in 2012. Management to gather bids in early 2012.
- Notation: Management sent letters to Homeowners that were in need of trimming back their trees at the View Fence areas as directed by the Board.
- Notation: To provide the Board a current Board of Directors list.
- Notation: Management to provide Board with updated Homeowners List sorted by lot number.
- Notation: To contact Ron Lee with Ground Specialties on the water reading to ensure accuracy and comparison with the City of Chandler meter readings.
- Notation: Management to verify that the owners of 934 Bradley submitted for the installation of their basketball goal and front yard tree installation.
- Notation: Management to notify Homeowners of unapproved Basketball Hoops in view of neighboring properties.
- Notation: To save money for the Association, do not print out, scan or email the Board the month end reports. The Board will request as needed.
- Notation: The Board of Directors was notified via hand delivered letter and verbal information from Nick Ferre of the change to SmartStreet effect January 1st for lockbox services.
- Notation: The 2012 Meeting Schedule is as follows:

January 17 (Annual)
February 21
March 20
May 15
June 19
August 21
September 18
October 16
November 20

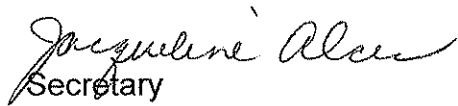
The next regular Board Meeting is scheduled for November 15, 2011.

There being no further business to come before the Board, the meeting was adjourned at 7:50 p.m. The Meeting was then re-opened at 8:10 and adjourned at 8:25.

Michael Sgro


Recording Secretary

Jackie Aices


Secretary