

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN SESSION
MEETING MINUTES
NOVEMBER 27, 2012**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on Tuesday, November 27, 2012, at the office of Sentry Management of Arizona, Inc., 7955 South Priest Drive, Suite 105 Tempe, Arizona.

In Attendance: David Goode, Brendan Busse and Stephanni Ayson.

Not in Attendance: Kevin Ringer

Also Present: Jake Chamness, Sentry Management Inc.

The meeting was called to order by David Goode at 6:39PM.

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 October 16, 2012 Open Session Board meeting, as written.

Resolved: To approve the Financial Statements and Summary for October 2012, subject to audit.

Resolved: To approve Lot # 54 (Miyati) - Architectural Submittal for a tetherball pole.

Resolved: To approve Lot # 157 (Nosek) - Architectural Submittal for Security Door.

Resolved: To approve Lot # 70 (Moser) - Architectural Submittal for Artificial Turf.

Resolved: To Disapprove Lot 91 (Pearson) - Architectural Submittal for Roof Tile Replacement.

Notation: Property Management to contact Dunn Edwards Paint to evaluate wall, provide product recommendations and specifications, coordinate with vendors and provide three proposals for repair and painting of the community walls.

Resolved: To disapprove a homeowner request to remove the community tree behind Lot #11, as it was part of the original community landscape plan that was approved and is required by the City of Chandler.

Notation: The Board has made several recommendations for changes and updates to the Community's Landscape & Architectural Guidelines. Property Management will make the suggested changes and present for approval at the next Board of Directors Meeting.

- Resolved: To approve the Ground Specialties proposal for granite replenishment in the amount of \$18,113.13 and to pay for granite replenishment from Reserve Funds.
- Notation: The Board requests that Property Management add the Harmon Ranch web address to all correspondence that is sent to homeowners.
- Notation: Property Management to contact Landscaper regarding a dead cat in the area of Joshua and Del Pueblo that needs to be removed.
- Notation: Property Management to send a letter to Lot 243 that the Swamp Cooler that was approved and installed in 2008, requires better shielding be installed in the form of plants. Plant material must be maintained to completely shield the cooler and duct work from the front of the home, as well as, any neighboring homes.
- Notation: Property Management to send a letter to Lot 31 that their garage door needs to be repainted all one color to match the home and that white doors are not allowed.
- Notation: Property Management to check Lot 239 on next drive of the community and send letter that the black door that is installed is not permitted and the color will need to be changed.
- Notation: Property Management to check Lot 42 to ensure the color of the house paint is not too dark and to have the homeowner submit documentation that evidences that the color is on the approved list for the community.
- Notation: Property Management to research what work was performed by Solar King in March and if light should have been under warranty.

The next meeting will be the Annual Membership Meeting and is scheduled for: January 16, 2013 at 6:30PM. It will be held at Nielsen Memorial Community Room in the Chandler Police Department's Desert Breeze sub-station. 251 Desert Breeze Boulevard West, Chandler, AZ 85226.

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