

**HARMON RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS OPEN SESSION  
MEETING MINUTES  
NOVEMBER 15, 2011**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on Tuesday, November 15, 2011, at the office of Sentry Management of Arizona, Inc. 7955 South Priest Drive, Suite 105 Tempe, Arizona.

In Attendance: David Goode, Brendan Busse and Jackie Alces

Absent: Kevin Ringer 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 David Goode at 6:47 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 October 18, 2011 Open Session Board meeting, as written.

Notation: The Board discussed their continued concerns with the banking change and their feelings related to not being in control of where their operating money is being deposited. Nick Ferre reviewed the banking process, the weekly sweeps from one bank to the other and other important information about the process. Furthermore, Mr. Ferre and the Board reviewed the existing Management Agreement for validation of the Management Company's ability to make such changes.

Resolved: Acceptance of the Financial Statement dated September and October 2011, subject to audit.

Notation: To only print the most current Water Usage information from the Financial Report to be included in the Board Packet to save on paper costs.

Notation: Invoices received from Ground Specialties need to better identify where the location of the repairs is taking place as the highlighter is not effective when making copies. Furthermore, a photo of the repairs is to accompany the invoice along with a notation if Ron's team feels the damage is "criminal" in nature so that a police report can be made.

Notation: Management to provide David Goode with the approved 2012 Budget.

Resolved: To approve the ARC request from Lot # 80, Youngberg, for Turf/Pavers.

Resolved: To approve the ARC request from Lot # 58, Dave, for a Portable Basketball Hoop.

Resolved: To approve the ARC request from Lot # 195, ZHU, for a Portable Basketball Hoop.

Resolved: To approve the ARC request from Lot # 52, Silberschlag, for Front Yard Landscaping.

Notation: Architectural requests are to be filled out completely including all vendor/contractor work and any information before submitting to the Architectural Committee. Information on attachments such as product brochures needs to be written on the request/drawing to assure the Committee is reviewing the proper information.

Resolved: The Assessment Payment Link will be added to the Harmon Ranch Web-Site starting immediately.

Notation: The Annual Meeting of the Members will be located at the Desert Breeze Police Substation on January 17, 2011.

Notation: To remove the Irrigation Replacement Topic in the Management Report.

Notation: To send out the approved meeting dates for 2012 to the Board.

Notation: Management to contact Ground Specialties to:

- Provide more specific information on repairs made.
- Include photos of before and after repairs.
- Suggest using vacuums when cleaning the common area instead of blowers.
- Include all activity in monthly Landscape Reports.

Notation: Management to convert the Project Book to an Excel spreadsheet for more easy viewing and tracking.

Notation: To remove David Goode's home telephone number from the BOD List and only use his cell #.

The next meeting is the Annual Meeting scheduled for January 17, 2012.

There being no further business to come before the Board, the meeting was adjourned at 8:11 p.m.

Nick Ferre



Recording Secretary



Board Member