

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION – FEBRUARY 16, 2010**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on February 16, 2010, at Lepin and Renehan Management, 7955 S. Priest Drive, Tempe Arizona 85284

Present: Kevin Ringer, David Goode, Jackie Alces, Stephanni Ayson and Kitty Davies of Lepin and Renehan Management, Inc.

Absent: Brendan Busse

Guests: Fred Van Horn (lot #85)

The meeting was called to order at 6:30 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 elect the slate of officers as follows:

- President – Kevin Ringer
- Vice-President – David Goode
- Treasurer – Brendan Busse
- Secretary – Jackie Alces

Member at Large - Stephanni Ayson

Resolved: To appoint Jackie Alces as primary contact for signing checks and receivable paperwork and Brendan Busse as secondary contact.

Resolved: To appoint Jackie Alces as primary contact for Court Hearings.

Resolved: To appoint all Board Members to the Architectural and Landscape Committee.

Resolved: To approve the meeting minutes of November 17, 2009, as written

Tabled: Financial statements dated November 30, 2009 and December 31, 2009.

Resolved: To approve the architectural submittal for back yard patio addition and front yard court yard with pony wall and additional side gate for lot #106 (Rogala).

Resolved: To approve an additional 90 days for lot #180 (Wakankar) to complete his approved landscape plans.

Notation: Fred Van Horn (lot #85) brought two artificial turf samples and a brochure from Arizona Luxury Lawns & Greens. He would like the Board to approve artificial turf for front yard landscaping.

Tabled: Discussion for allowing artificial turf for front yards for the March 16, 2010 Board Meeting. Management will find another company to supply sample materials and guidelines for artificial turf and request guidelines from Arizona Luxury Lawns & Greens.

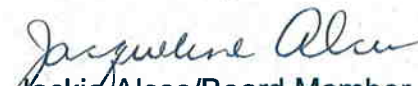
- Tabled: Proposal for remaining granite replacement until the August 17, 2010 Board Meeting.
- Tabled: Proposal for remaining irrigation replacement until the August 17, 2010 Board Meeting.
- Tabled: Proposals for Drywell Cleaning until the March 16, 2010 Board Meeting. The Board requested management's suggestion on where it might consider pulling funds budgeted in another category to make up the difference between the amounts budgeted under drywell cleaning for 2010 and the \$9,500 proposal from Torrent Resources.
- Resolved: To accept Ground Specialties proposed cut back schedule for plant material.
- Tabled: Desert Oasis Landscape Design & Concepts proposal for drafting landscape plans for the main entrance at Joshua Blvd and the monument area at Ray and Ponderosa. Management will obtain two additional proposals for the next meeting on March 16, 2010.

The next meeting is scheduled on March 16, 2010 at Lepin and Renehan Management

There being no further business, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,


Kitty Davies
Recording Secretary


Jackie Alces/Board Member
Secretary