

**HARMON RANCH HOMEOWNERS ASSOCIATION  
ANNUAL MEETING OF MEMBERSHIP MNUTES**

**JANUARY 17, 2012**

The Annual Meeting of the membership of Harmon Ranch Homeowners Association was held on Tuesday, January 17, 2012, at the Chandler Police Sub-Station, 251 N. Desert Breeze Blvd., Chandler, Arizona 85226

Directors in attendance were Brendan Busse and David Goode.

Also present were Michael Sgro, Community Manager and Nick Ferre, Vice President of Sentry Management of Arizona, Inc.

A quorum was established with thirty five (35) lots represented, twenty nine (29) by absentee ballot and six (6) in person.

The meeting was called to order at 7:01 p.m. by Brendan Busse, Treasurer of the Association

Board Members and Management were introduced.

The Affidavit of Mailing was presented by Michael Sgro, Community Manager.

Election of Director's was announced and the floor was opened to nominations.

Alex Shaffer and James Kinsella volunteered as election inspectors to count ballots.

A Report was presented by Brendan Busse and included the following topics:

1. View Fences were painted in the South West common areas.
2. The Board to address replacing the view fencing in the next few years.
3. Termites have been noticed in the community and suggest keeping up on inspections.
4. Roof Rats have been a nuisance in the past and suggest cleaning up after fruit trees and rat proof your residence.

The Treasurer's report was presented by Brendan Busse and included the following information:

1. Yearly financials are in good shape and the Board continues to monitor the spending at the same time making the necessary repairs and improvements to the community.
2. The Board of Directors was able to adjust the funds and reduce the assessment slightly for 2012. The Homeowners were reminded of the \$36.00 saving if they pay the entire yearly assessment by January 30, 2011.

A general discussion took place which included the following questions and topics.

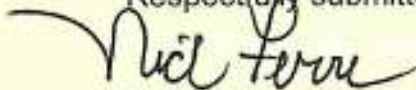
1. Cracking in the masonry walls.
2. Burglaries in 2011.
3. Mailbox refurbishing.
4. Shrub maintenance at the entrance blocking view of traffic.
5. Process of violation letters

The secret ballot votes were certified and election results were announced. David Goode was re-elected to the board of Directors to serve a term of three years.

The 2011 Annual Meeting Minutes were approved.

There being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,



Nick Ferre  
Recording Secretary  
For Harmon Ranch HOA