

**HARMON RANCH HOMEOWNERS ASSOCIATION
ANNUAL MEETING NOTICE**

**TUESDAY, JANUARY 13, 2015
7:00 P.M.
NEW MEETING DATE!**

PLEASE CHECK IN AT 6:45 P.M.

**CHANDLER POLICE SUB-STATION
NIELSEN MEMORIAL COMMUNITY ROOM
251 N DESERT BREEZE BLVD
CHANDLER, AZ 85226**

The purpose of this meeting will be to approve the minutes of last year's Annual Meeting, to elect directors to the Board of Directors and to discuss any other matters that properly come before the Association at the meeting.

Even if you do not wish to vote, please return the absentee ballot in the pre-addressed, postage-paid envelope provided so that it may be used for the purpose of obtaining a quorum.

A QUORUM IS REQUIRED: The Bylaws of the Association state a required quorum. **As a member of record of Harmon Ranch Homeowners Association, it is imperative that you either attend the meeting or mail your absentee ballot to the Association so there is a quorum represented and we can conduct official business.**

ELECTIONS: One (1) Director will be elected to the Board at the Annual Meeting. The current Board of Directors is as follows (* indicates expiring term):

Stephanni Ayson Brendan Busse David Goode* James Kinsella Kevin Ringer

In accordance with Article VII, Section 1(b) of the Association's Bylaws, the Board of Directors has the power to suspend the voting rights of a Member during any period in which the Member is in default in the payment of any assessment levied by the Association. The Board of Directors also has the right to suspend voting rights for infractions of the Rules and Regulations.

BOARD MEMBER VACANCIES: To date one nomination has been received from a Member interested in serving on the Board of Directors. If you are interested in serving on the Board, please attend the Annual Meeting and nominate yourself as nominations will be accepted from the floor.

Please use the enclosed envelope to return your ballot. Do not enclose payments or anything else in the envelope, including items for discussion, because it will not be opened until the night of the meeting.

MEETING AGENDA: There will be an agenda item to allow time for discussion of Member interests. If you plan to attend the Annual Meeting and would like to suggest an item to be discussed at that time, it must be submitted in writing to the Association by **Friday, January 9, 2015**. A form is enclosed for your use. Any matters submitted after the deadline above, will be addressed by the Board at a subsequent board meeting.

MAILING ADDRESS: Correspondence regarding the Annual Meeting should be directed to the Association as follows:

**Secretary, Harmon Ranch Homeowners Association
1414 W Broadway Rd #205
Tempe, Arizona 85282
Email: phoenix@sentrymgt.com
harmonranch.org**

If you have questions regarding any of the above items, please call your Community Manager at (480) 345-0046.

**HARMON RANCH HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING
TUESDAY, JANUARY 13, 2015**

AGENDA

- I. Call to Order and Verification of Quorum
- II. Introduction of Board Members and Management Company Representatives
- III. Presentation of the Affidavit of Mailing
- IV. Voting
 - Approval of the Previous Year's Annual Meeting Minutes
 - Election of Director(s) to the Board
 1. Nominations from the Floor
 2. Introduction of Nominees
 3. Appointment of Two Election Inspectors
 4. Collection & Tally of Ballots
- V. Board/Committee Reports
- VI. Agenda Items Submitted by Homeowners in Accordance with the Notice
- VII. Announcement of Voting Results
- VIII. Adjournment

Meeting Ground Rules:

- Members speak only to the chair
- When recognized by the chair, please state your name and address
- Each speaker is limited to three minutes each time that person is recognized by the chair
- Issues are debated, never personalities nor motives of others

**Harmon Ranch Homeowners Association
2015 Annual Meeting**

SUGGESTED DISCUSSION TOPIC(S):

I plan on attending the Annual Meeting and would like to suggest the following item(s) to be discussed at the Harmon Ranch Homeowners Association Annual Meeting scheduled for **Tuesday, January 13, 2015** (50 words or less):

Name: _____ **Account #:** _____

Phone #:(H) _____ **(W)** _____

Return by Friday, January 9, 2015, to:

**Secretary, Harmon Ranch Homeowners Association
1414 W Broadway Rd #205
Tempe, AZ 85282
Email: phoenix@sentrymgt.com**

**HARMON RANCH HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING MINUTES**

JANUARY 14, 2014

The Annual Meeting of the Membership of Harmon Ranch Homeowners Association was held on Tuesday, January 14, 2014, at the Chandler Police Sub-Station, 251 N. Desert Breeze Blvd., Chandler, Arizona 85226

Directors in attendance were Kevin Ringer, Brendan Busse and David Goode.

Also present was Jake Chamness, Community Manager - Sentry Management, Inc.

A quorum was established with forty-four (44) lots represented, thirty-eight (38) by absentee ballot and six (6) in person.

The meeting was called to order at 7:00 p.m. by Kevin Ringer, President of the Association Board Members and Management were introduced.

The Affidavit of Mailing was presented by Jake Chamness, Community Manager.

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

Amanda Koeller resigned her term from the Board prior to the Annual Meeting.

Two homeowners volunteered as election inspectors to count ballots.

A Report was presented by Kevin Ringer.

The secret ballot votes were certified and election results were announced. Kevin Ringer and Brendan Busse were re-elected to the Board, both to serve three year terms.

James Kinsella was appointed to the Board to finish the vacated term of Amanda Koeller in accordance with Article IV, Section 3 of the Bylaws.

The 2013 Annual Meeting Minutes were approved.

There being no further business, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Jake Chamness
Recording Secretary
For Harmon Ranch HOA

Harmon Ranch Homeowners Association
January 13, 2015 Annual Meeting

Secret Absentee Ballot

The purpose of this ballot is to vote for the election of Directors and to approve the minutes of the previous annual meeting of the Association.

Election of Directors

The Association is electing one (1) Director. Please cast a total of one (1) vote. You may vote for yourself or another member not listed by writing a name in a blank space below.

Even if you do not wish to vote, please date and return this absentee ballot in the envelope provided so that it may be used for the purpose of obtaining a quorum.

_____ David Goode

_____ Write-in Candidate

Approval of Previous Annual Meeting Minutes

I vote to approve the minutes of the previous annual meeting of the Association held on January 14, 2014.

Yes _____ No _____

DATED this _____ day of _____, 20__.

This ballot must be returned in the pre-addressed, postage-paid envelope provided to:

Harmon Ranch Homeowners Association
1414 W Broadway Rd #205
Tempe, AZ 85282

Absentee ballots must be received at the management office by noon on the date of the meeting. If you choose to mail this ballot, please take into consideration the time needed for mailing. Ballots may also be dropped off at the meeting prior to the call to order.

Please do not enclose payments or anything else in this envelope, including items for discussion, because it will not be opened until the night of the meeting.

PLEASE NOTE: This ballot is valid for this Annual Meeting and any adjournment thereof, and expires immediately after the completion of voting. This ballot is valid for the purpose of establishing quorum. Ten percent of the members must submit a ballot to establish the required quorum. **This ballot is irrevocable once submitted.**