

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

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

Present: Kevin Ringer, Brendan Busse, Jackie Alces, and Kitty Davies of Lepin and Renehan Management, Inc.

Absent: Stephanni Ayson and David Goode

Guests: None

The meeting was called to order at 6:35 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 approve the meeting minutes of February 16, 2010, with the following changes to be made; add Stephanni Ayson as Member at Large under elected slate of officers.

Resolved: To accept the financial statements dated November 30, 2009 and December 31, 2009, January 31, 2010 and February 28, 2010.

Resolved: To draft a flyer informing the homeowners of the continued vandalism to the association's irrigation system and what it costs homeowners for repairs. The flyer needs to will appeal to the homeowners for their help. Parents will be requested to inform their children of this problem and homeowners will be requested to contact the police if they see anyone vandalizing the common area.

Tabled: The approval of the financial statements for the fiscal year 2009 as audited by Ginsburg & Dwaileebe CPAs LLP and approval of Ginsburg & Dwaileebe to perform the 2010 audit of the association records and tax returns. The Board was unhappy with the report and would like more information from the auditors on what they did in order to call this an audit. Brendan Busse feels the report contradicted itself by stating in the last sentence of the first paragraph: "Our responsibility is to express an opinion on this financial statement based on our audit, and the last sentence of the fifth paragraph: "However, we did not audit the information and express no opinion on it."

Resolved: To approve posting the letter from Management on the association's website, related to the purchase of Lepin and Renehan Management, Inc. by Sentry Management Inc.

Resolved: To approve the front yard landscape submittal for lot #70 (Buckley/Raymond).

- Resolved: To direct management not to send letters to homes with wildflowers that have been a part of the landscape plan since inception and to inform lot #43 (Driggs) that the wildflowers can remain a part of the landscape as long as they are removed promptly when they die.
- Resolved: To accept Torrent Resources' proposal dated January 1, 2009 in the amount of \$9,500.00 for repairs and cleaning of the drywells.
- Resolved: To accept Desert Oasis Landscape Design & Concepts' proposal dated February 25, 2010 in the amount of \$325.00 to provide landscape designs for the entrance on Joshua off of Rural and the monument area on Ray and Ponderosa. The cost is not to exceed \$600.00 if these additions need to be made.

The next meeting is scheduled for April 20, 2010 at Lepin and Renehan Management

There being no further business, the meeting was adjourned at 8:21 p.m.

Respectfully submitted,



Kitty Davies
Recording Secretary



Jackie Alces/Board Member
Secretary