

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
January 9, 2007**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on January 9, 2007, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

In attendance: Brendan Busse, Kevin Ringer, David Goode, Scott Friedson and Kitty Davies of Lepin and Renehan Management, Inc.

Absent: None

The meeting was called to order at 6:39 p.m.

After due discussion and upon motion duly made, the following resolutions were passed unless otherwise indicated:

Resolved: To approve the minutes of the November 7, 2006, as written.

Resolved: To accept the financial statements dated October 31, 2006 and November 30, 2006, subject to audit.

Resolved: To approve the Architectural Submittal for a basketball standard for Lot #122 (Miller-Young)

Resolved: To approve a reward for Lot #103 (Nangle) for reporting the person who drove into the common wall at the Joshua Entrance. The reward to be one month's assessment fees credited to the homeowner's account. Scott Friedson opposed.

Notation: Brendan Busse would like the reward to set a precedent so others may be more willing to report any future actions resulting in financial or loss of property value to the association.

Resolved: To have Management continue working on the 2007 Landscape Reserve Project. Management is to contact Ron Lee with Ground Specialties and have him create a map of the community showing the completion of the last project and future projects to be completed. The map will need to indicate which water meters service each project area.

Resolved: To have Management request a proposal from Ground Specialties to remove all the grass islands in the common area from Ponderosa to Rural along Ray Road.

Further

Resolved: To have Ground Specialties separate the removal of the grass island on the corner of Ponderosa and Ray in his proposal.

Resolved: To have Management contact the three electrical contractors that submitted proposals on replacing the light at Ponderosa and Ray and request new proposals using a metal post not plastic noting any cost increase.

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Resolved: To have Management address the plant warranty with Ron Lee of Ground Specialties regarding the plants at the Joshua Entrance.

Resolved: Not to accept the requested increase for plant and irrigation materials from Ground Specialties.

Further

Resolved: To have Management contact Ground Specialties indicating the approval for the Landscape Management Contract fee for January 1, 2007 did not indicate increase in plant and irrigation materials.

Resolved: To add the 2007 Block Walls and Wrought Iron Fencing Reserve Project to the Project Book.

Further

Resolved: That Brendan Busse would measure the block walls and wrought iron fencing and give those figures to Management so they can request proposals.

Resolved: To schedule the Landscape Walk for February 16, 2007 with Ground Specialties, meeting time 9:30 a.m. at the Joshua Entrance.

Tabled: Wall repair at the Joshua Entrance until further proposals are received.

Notation: Scott Friedson informed the other Board members that he has decided not to run as a candidate for the Board for 2007.

The next meeting is scheduled for February 20, 2007, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 7:12 p.m.

Respectfully submitted,

Kitty Davies
Recording Secretary

Brendan Busse
President