

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
February 7, 2006**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on February 7, 2006, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

In attendance: Brendan Busse, April Coleman, Scott Friedson, David Goode and Gina Larsen of Lepin and Renehan Management, Inc. Kevin Ringer was absent.

The meeting was called to order at 6:28 p.m.

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

- Resolved: To keep the current slate of officers for 2006: Brendan Busse, President; David Goode, Vice-President; Kevin Ringer, Treasurer; April Coleman, Secretary
- Resolved: To keep Brendan Busse as the Board Liaison.
- Resolved: To appoint Brendan and April as primary and secondary contacts for signing checks and receivables.
- Resolved: To keep Brendan Busse as website administrator.
- Resolved: To approve the minutes of the January 3, 2006, board meeting.
- Resolved: To approve the minutes of the January 24, 2006, annual membership meeting.
- Resolved: To table the discussion of the financial statements dated October 31, 2005 and November 30, 2005, and December 31, 2005, until the April 4th meeting.
- Resolved: To accept the Lien Notarization Procedure as proposed by Lepin and Renehan Management.
- Resolved: To approve the architectural submittal of Lot #5 and to add "Down Home", "Whole Wheat", and "Mesa Tan" to the list of approved paint colors for the HOA.
- Resolved: To approve the plant replacement proposal from Ground Specialties.
- Resolved: To approve the proposal from Ground Specialties to redress the granite in the common areas North of the Joshua entry, and along Joshua and Rural.
- Resolved: To table the discussion of the renovation of the common area at the corner of Ponderosa and Ray and to add it to the project book.
- Resolved: Management to get bids from landscape architects for new landscape designs at the corner of Ponderosa and Ray.

Resolved: To approve the January 26, 2006, proposal from Tree Doctors (estimate number 8006) including the removal of the mesquite tree just east of Ponderosa along Galveston.

Resolved: To approve the irrigation proposal from Ground Specialties to replace the current irrigation lines in the common areas along Rural Road from the north property line to the cross street at Galveston with schedule 40 PVC and the appropriate drip lines. Ground Specialties must provide a map of the new irrigation system upon completion.

Resolved: Management to solicit bids from additional tree specialists for tree trimming and maintenance services.

Resolved: To ratify the insurance renewal payment.

Resolved: To table discussion of perimeter wall painting until the April 4th meeting.

Resolved: To table discussion of solar landscape lighting until the April 4th meeting.

The next meeting is scheduled for April 4, 2006, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 7:26 p.m.

Respectfully submitted,

April Coleman
Secretary

Brendan Busse
President