

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION – MARCH 18, 2008**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on March 18, 2008, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

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

Absent: Kevin Ringer and David Goode

Guests: None

The meeting was called to order at 6:42p.m. by Brendan Busse, Treasurer

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

Resolved: To accept the resignation of James Kinsella as of March 11, 2008

Resolved: To approve the meeting minutes of January 17, 2008, as written

Resolved: To accept the financial statements dated December 31, 2007, January 31, 2008 and February 29, 2008, subject to audit.

Notation: Virgil Heusinkveld reported that all four dog waste signs had been installed.

Notation: Upon review of the 2008 budgeted projects, the following was discussed: Management requested a proposal from Tree Doctors for trimming all priority trees. Benjamin of Tree Doctors will have the proposal ready for the April 15, 2008 board meeting.

Management requested a proposals from Advanced Repair Technologies for (a) making necessary repairs and painting repaired areas to match existing color; (b) to line item the cost to of painting the entire perimeter wall and (c) to line item the cost of changing the texture to update the wall.

The board would like management to ask Advanced Repair Technologies if a brick veneer could be applied to the existing plastered wall and if so to line item the cost on the proposal. Management will also request a line item proposal to add several layers of decorative block to the top of the perimeter wall to change the look.

Resolved: To approve Ground Specialties proposal dated 1/31/07 in the amount of \$7,950.00 for irrigation replacement for the following areas: (a) the full length of Del Pueblo Street on the east side; (b) Tract "B"; and (c) the outside perimeter of Galveston from Rural to Rush Street.

Further

Resolved: To ask Ron Lee of Ground Specialties to look at the trees prior to beginning the irrigation replacement along Galveston and report to management if he thinks the trees will interfere with the irrigation replacement or if he can work around them.

Tabled: Approval of drywell cleaning until two additional proposals are received and ECI has updated their proposal dated 3/7/07.

Resolved: To include in the Maintenance Guidelines the following: RV parking in driveways will be allowed for 24 hours as a turn-around time for homeowners to clean and load/unload the vehicle prior to/after use.

Notation: Brendan Busse went over the sample guidelines showing how many variations there are for one topic. Each board member agreed to review Harmon Ranch Architectural Guidelines and the sample guidelines prior to the April 10, 2008 meeting.

Tabled: Revision of the Architectural Guidelines until the April 10, 2008 meeting.

Notation: The following changes need to be made to the Board of Directors list.

- Change address for Jackie Alces from 756 W. Bradley to 756 N. Bradley Drive
- Correct the term date for Jackie Alces from 1/2008-2011 to 1/2008-2009
- Remove James Kinsella from the list

The next meeting is scheduled on April 15, 2008, at Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 8:14 p.m.

Respectfully submitted,

Kitty Davies
Recording Secretary

Virgil Heusinkveld
Secretary