

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
April 5, 2005**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on April 5, 2005, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

In attendance: Brendan Busse, Kevin Ringer, April Coleman, David Goode, Scott Friedson and Gina Larsen of Lepin and Renehan Management, Inc. The meeting was called to order at 6:30 p.m.

Homeowner in attendance Mr Mazzeffi – Lot #102

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

- Resolved: To approve the minutes of the February 1, 2005, board meeting.
- Resolved: To accept the financial statements for the months ending January 31, 2005 and February 28, 2005, subject to audit.
- Resolved: To approve the architectural submittal from the homeowners of lot # 192.
- Resolved: To deny approval of the architectural submittal from homeowners of lot# 182 pending clarification of the proposed changes.
- Resolved: To accept Ground Specialties' request for a rate increase.
- Resolved: To approve the procedures for owners who wish to view the HOA records.
- Resolved: To approve the proposal for tree trimming.
- Resolved: To have management to solicit proposals for monument lighting and to get current well lights in working order.
- Resolved: To accept the proposal from SLJ to repair the perimeter wall South of the Joshua Entrance.
- Resolved: To table the discussion on the landscape renovations at the corner of Galveston and Ponderosa.
- Resolved: To send a reply to the homeowner of lot #41 that we are only doing renovations where we had problems with grass growth.
- Resolved: To send a reply to the homeowner of lot #156 that we do not ban roof mounted solar devices and that we do encourage the use of renewable energy sources.
- Resolved: To send a note to the homeowner of lot #178 thanking him for the party idea, and letting him know he is free to set up a party himself and we will announce it on the website.

The next meeting is scheduled for May 3, 2005, at the offices of Lepin and Renehan Management

There being no further business, the meeting was adjourned at 7:52 p.m.

Respectfully submitted,

April Coleman
Secretary

Brendan Busse
President