

**HARMON RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION  
AUGUST 14, 2007**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on August 14, 2007, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

Present: Brendan Busse, David Goode, Kevin Ringer, Virgil Heusinkveld and Kitty Davies of Lepin and Renehan Management, Inc.

Absent: None

Guests: April Coleman - Lot #193

The meeting was called to order at 6:35p.m.

Notation: April addressed the board regarding two violations letters she received. One for removing the grass from her front yard and one for refinishing her side yard gate. She asked that the board give more information on refinishing gates in the letters.

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

Resolved: To send a letter to April Coleman informing her the guidelines are being revised to include maintenance of yards, houses, block walls and gates and until they are complete no further letters will be sent.

Resolved: To revise the guidelines which address the following: maintenance issues, painting, landscaping, structural additions and decreitive items. To bring into compliance with new legislation those guidelines that are affected.

Further

Resolved: To obtain the City Guidelines for landscaping to help in revising the Association's guidelines.

Resolved: To approve the meeting minutes of June 12, 2007, as written

Resolved: To accept the financial statements dated May 31, 2007 and June 30, 2007 subject to audit.

Resolved: To approve the attached meeting minute addendum regarding the audit of Association financial statements.

Resolved: To have letters regarding maintenance of side yards gates revised to read: The side yard gate appears to be weathered. You will need to resurface existing slats by staining or painting to match painted block wall or replace.

Resolved: To plant Rye Grass this year. David Goode abstained from voting.

Resolved: To accept the \$50.00 increase from Ground Specialties for landscape maintenance contract for 2008.

Resolved: To accept JWC Management and Consulting's bid dated June 27, 2007 in the amount of \$2,433.57 for repair of the wrought iron fence as long as the Association receive the 5% discount and the bid includes replacement of missing caps and securing the remaining caps.

Further

Resolved: To obtain additional bid from JWC Management and Consulting to paint the wrought iron fence in addition to the repairs.

Resolved: To send a letter to Lot #149 (Netho) letting him know he will not be receiving further letters regarding putting plants in his side yard until the guidelines have been revised.

Resolved: To have Management take pictures of all the side yards that do not have plants.

Resolved: To register Harmon Ranch Homeowners Association with City of Chandler for emergency purposes.

The next meeting is scheduled for October 9, 2007, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Kitty Davies  
Recording Secretary

Virgil Heusinkveld  
Secretary