

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
August 8, 2005**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on August 8, 2005, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

In attendance: Brendan Busse, April Coleman, Scott Friedson, and Gina Larsen of Lepin and Renehan Management, Inc. David Goode and Kevin Ringer were not in attendance. Contractor in attendance: Ron Lee of Ground Specialties and Irrigation. The meeting was called to order at 6:40 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 June 7, 2005, board meeting.

Resolved: To accept the financial statements for the months ending May 31, 2005, and June 30, 2005, subject to audit.

Resolved: To have management follow up with First National Bank for an explanation of the two accounts.

Resolved: To have management follow up with the City of Chandler on the accuracy of the water meters and to check for leaks.

Further

Resolved: To request that Dave DeMeritt, Field Supervisor with the City of Chandler, review the water usage reports for Harmon Ranch and ask if other HOA's are experiencing similar problems. Management to send him a copy of the water usage report.

Resolved: To have management create a project tracking sheet for open HOA items.

Resolved: To approve the financial statements for the fiscal year 2004 as audited by C&J Raymond, CPA's.

Resolved: To have the 2005 annual audit and tax preparation done by C&J Raymond, CPA's.

Resolved: To approve the architectural submittal from the homeowner of lot #7, subject to completion at a level of professionalism and high standards as acceptable by the association.

Resolved: To deny the architectural submittal from homeowner of lot #171 pending additional clarification of the improvements to include a plot plan.

Resolved: To approve the architectural submittal from the homeowner of lot # 178.

Resolved: To have management solicit a landscape lighting bid from General Solar.

Harmon Ranch
Page 2 of 2

The next meeting is scheduled for September 6, 2005, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 8:39 p.m.

Respectfully submitted,

April Coleman
Secretary

Brendan Busse
President