

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
October 11, 2005**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on October 11, 2005, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

In attendance: Brendan Busse, April Coleman, Kevin Ringer and Gina Larsen of Lepin and Renehan Management, Inc. Scott Friedson and David Goode were not in attendance. The meeting was called to order at 6:38 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 September 6, 2005, board meeting.
- Resolved: Management to verify Board of Director term information posted on the community's website.
- Resolved: To approve the attached addendum to the meeting minutes of the board of directors as pertains to the approval of the 2006 budget.
- Resolved: To deny the architectural submittal from the homeowner of lot #186 based on an incomplete submittal. Resubmit with City of Chandler approval and a plot plan which clearly identifies property lines and the location of all existing and proposed structures.
- Resolved: To deny the architectural submittal from the homeowner of lot number #192 for common wall demolition to facilitate the installation of a backyard pool. Homeowner must use side yard access. To approve the request to add awnings to the second floor balcony and over the side door to the garage.
- Resolved: To deny the architectural submittal from the homeowner of lot #20. Pool equipment must be concealed from view of the common area. The homeowner must submit a representation that demonstrates the equipment wall relative to the view wall as seen from the common area including height dimensions. Equipment wall should not exceed the view wall in height and should screen the equipment from the common area.
- Resolved: To approve the attached Harmon Ranch HOA meeting schedule for 2006.
- Resolved: To ratify the decision to spend an additional \$900 for tree trimming services provided by Tree Doctors.
- Resolved: No changes are necessary to the Landscape Maintenance Agreement. Management to get a proposal from Ground Specialites for Exhibit B.
- Resolved: No action is required for the homeowner of lot #105.
- Resolved: To schedule the annual landscape walkthrough for 8:30 am on November 7, 2005.

The next meeting is scheduled for November 1, 2005, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

April Coleman
Secretary

Brendan Busse
President