

**HARMON RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION  
November 2, 2004**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on November 2, 2004, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

In attendance: Kevin Ringer, Scott Friedson, April Coleman and Gina Larsen of Lepin and Renehan Management, Inc. Brendan Busse and Dave Goode were absent. Guest in attendance: Marilyn Monda, Head of Accounting Services, Lepin and Renehan to explain Category 1 and Category 2 fees. The meeting was called to order at 6:31 p.m.

Per Marilyn Category 1 fees are assessments, late fees and attorney fees to collect assessments. All else is Category 2. Fees are put into the claim and recovered if and when we receive a judgment. Marilyn Monda left the meeting at 6:38.

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

Resolved: To approve the minutes of the October 5, 2004, board meeting with corrections.

Resolved: To approve the financial statements for the months ending September 30, 2004.

Resolved: When monetary penalties on an account reach \$250.00, small claims action will be started to secure the collection of monetary penalties in accordance with House Bill 2402.

Resolved: To approve architectural submittal from homeowner of lot #48.

Resolved: To deny architectural submittal from homeowner of lot #22 due to incomplete submittal. Management will notify the homeowner of the decision and ask him to attend the January Board meeting to discuss his request.

Resolved: To table the discussion on the neighborhood matching grant.

Resolved: To table the discussion on landscape lighting.

Resolved: There is no response necessary to the homeowner of lot #141.

The next meeting is scheduled for January 4, 2004, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 6:57 p.m.

Respectfully submitted,

April Coleman  
Secretary

Kevin Ringer  
Treasurer