

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
November 7, 2006**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on November 7, 2006, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

In attendance: Brendan Busse, Kevin Ringer, David Goode and Gina Larsen of Lepin and Renehan Management, Inc. Absent: Scott Friedson

The meeting was called to order at 6:30 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 October 3, 2006, as written.
- Resolved: To accept the financial statements dated September 30, 2006, subject to audit.
- Resolved: To approve the 2007 Budget and the attached Addendum to the Meeting Minutes of the Board of Directors pertaining to the 2007 Budget.
- Resolved: To make the following changes to the Budget Narrative:
- Landscape – Rye Seed: Not budgeted for 2006 should be changed to 2007.
 - Office & Printing/Postage – Add past due assessment letters and enforcement letters to the listing of these two categories.
- Resolved: To not authorize Lepin and Renehan Management to sign liens on behalf of the Association.
- Resolved: To approve the 2007 Meeting Schedule.
- Resolved: To schedule the annual membership meeting for January 16, 2007.
- Further
Resolved: That if the Chandler Police Sub-station is not available on January 16, 2007, the second date of choice would be to hold the annual membership meeting on January 30, 2007.
- Whereas: The Association has only twenty calendar days (not business days) to file a response to a petition filed through the administrative process created by House Bill 2824, and

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Whereas: The time starts to run when the petition is mailed to the Association and thus a few days may expire before the Association even receives the petition, and

Whereas: There is no grace period and the petition will be deemed to be admitted if the Association missed the deadline, it was

Resolved: Upon receipt any such petition; whether by a Board member, the management company, or one of its representatives, it will immediately be turned over to legal counsel for review and response, and for guidance on whether or not to turn the matter over to the Association's D&O carrier.

Further

Resolved: To act in accordance with legal counsel's guidance with regard to whether or not to turn any such matter over to the Association's D&O carrier.

Resolved: To accept the CC&R Analysis provided by Carpenter Hazlewood and to have the provisions called out by the same used in the Associations enforcement letters.

Resolved: To accept the granite redressing proposals provided by Ground Specialties for redressing the granite at the Joshua entry median, the south side of the entry at Joshua from Del Pueblo to Rural and along Rural from Joshua to Galveston (wrapped around corner to place that narrows) at a total cost of \$9,480.00. David Goode opposed.

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

There being no further business, the meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Gina Larsen
Recording Secretary

Brendan Busse
President