

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
April 6, 2004**

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

In attendance: Brendan Busse, Kevin Ringer, April Coleman and Gina Larsen of Lepin and Renehan Management, Inc. David Goode and Scott Friedson were absent. Guests in attendance: Mark Mall and Sandy Collins of Tidy Tree Trimming and Benjamin Fillmore of Tree Doctors. The meeting was called to order at 6:30 p.m.

Tree Trimming Proposal by Mark and Sandy with Tidy Tree Trimming 6:32pm - 6:57pm

Tree Trimming Proposal by Benjamin Fillmore with Tree Doctors 6:59pm -7:15pm

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

Resolved: To approve the minutes of the February 4, 2004, board meeting as written.

Resolved: To approve the financials statements for the months ending December 31, 2003, January 31, 2004 and February 29, 2004

Discussion: Rocco of KJM Landscaping Maintenance is not submitting invoices in a timely fashion therefore the expenditures are not hitting the books in the expected month, Management is asked to follow up with the landscaper to attach the irrigation repair maps with the financials.

Resolved: To approve the April 2004, Management Report.

Resolved: To deny approval of the Architectural Submittal received from the homeowner of Lot #91, due to an incomplete submittal. April Coleman will meet with the homeowner in person to request that he resubmits the "Plan Submittal Form" to address the structure actually being constructed and to supply "plot plan" showing the location of the structure on the plot. The board is also requesting that the homeowner paints the structure to match the color of his home.

Resolved: To deny approval of the Architectural Submittal received from the homeowner of Lot #202, due to an incomplete submittal. The homeowner will need to provide more details regarding the purpose of the screen wall and location of the screen wall with respect to the neighboring property and the access to the area behind the screen wall.

Resolved: To contract with D2 Web Design – Doug Domke to develop and maintain the Harmon Ranch HOA website. Brendan Busse will work with Doug to develop the site.

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Discussion: The contract must give Harmon Ranch HOA full ownership of the website and its content. Brendan will work the contract issues.

Resolved: To contract with Ground Specialties – Ron Lee for landscaping services Month to month for one year beginning June 1, 2004

Discussion: Management Company to coordinate the transfer of service between KLM Landscaping Maintenance and Ground Specialties

Resolved: To contract with Tree Doctors for proposal #5384

Resolved: To have new landscaping contractor to put down river rock behind lot #21

Resolved: To send homeowner in lot #85 a response indicating the contract of services for tree trimming and acknowledge that this tree will be included in the process

Resolved: To send homeowner of lot #89 a response indicating the contract of services with a new landscaper and advising that the association has not jurisdiction over the scooter noise and that this should be taken up with the Chandler Police.

Resolved: To send homeowner of lot #99 a letter explaining the actions described in the February 9, 2004, correspondence from the Management Company and to attach the applicable section of the CC&R/guidelines for his reference

Resolved: The Association will not participate in the City of Chandler Neighborhood Registration process

Resolved: To table discussion of landscaping upgrades, to include lighting and granite installation, until the May 4, 2004, board meeting

Items for the next agenda:

- 1) Landscape Upgrade (lights & granite)
- 2) Calendar of Events for HOA business

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

There being no further business, the meeting was adjourned at 9:30p.m.

Respectfully submitted,

April Clinkscales Coleman
Acting Secretary

Brendan Busse
President