

**HARMON RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION  
August 3, 2004**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on August 3, 2004, at the office of Lepin and Renehan Management, Inc. at 6:34 p.m.

In attendance: Scott Friedson, David Goode, April Coleman and Gina Larsen of Lepin and Renehan Management, Inc. Brendan Busse and Kevin Ringer were absent. Homeowners in attendance: The Harpers (Laura and Scott) Lot #238. The meeting was called to order at 6:34 p.m.

The homeowners of Lot #238 presented a plan to install a solar water heater. Tank will be on the roof and it will be painted the roof color. 6:45 p.m.

Ron Lee from Ground Specialties presented designs for converting the common areas to desert landscaping. Ron will submit cost estimates for the September 7<sup>th</sup> meeting. Gina will provide a grant package at the September meeting to support cost recovery from the City of Chandler. We also need to look at the replacement of ½" drip tubing with PVC throughout the common areas. Ron will develop a proposal by common area for the September 7<sup>th</sup> meeting. 6:58 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 1, 2004, board meeting as written.

Resolved: To table the financial statements for the month ending May 31, 2004 and June 30, 2004, until the September meeting.

Resolved: To approve the August 2004, Management Report.

Resolved: To contract with Tree Doctors to trim the tree hanging over the fence for lot # 103

Resolved: To approve the Architectural Submittal received from the homeowner of lot #238.

FYI from Dave. Page A2, Arizona Republic Newspaper, August 3, 2004 – AZ resident wanting to limit the responsibility of HOAs to common areas only. **We need to be aware of the changes law as it relates to HOAs to make sure we do not incur any Board or personal liabilities.**

The next meeting is scheduled for September 7, 2004, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 7:12 p.m.

Respectfully submitted,

April Coleman  
Secretary

David Goode  
Vice President