

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION – NOVEMBER 18, 2008**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on November 18, 2008, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

Present: Virgil Heusinkveld, Jackie Alces, Kevin Ringer, David Goode and Kitty Davies of Lepin and Renehan Management, Inc.

Absent: Brendan Busse

Guests: None

The meeting was called to order at 6:32 p.m. by Kevin Ringer, President

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

Resolved: To approve the meeting minutes of October 21, 2008, as written.

Tabled: The financial statements dated August 31, 2008 and September 30, 2008 and October 31, 2008

Resolved: After reviewing the Water Budget Estimate from the City of Chandler, smart timers for irrigation control of the granite areas is not an option at this time.

Resolved: To make the following changes to the revised Architectural Guidelines as suggested by Carpenter Hazelwood's review:

- Reference that the new landscape guidelines will pertain only to changes being made to front yard landscaping and not to existing landscape.
- To use the terms "Common Walls" or "Perimeter Walls" consistently throughout the Guidelines and define the difference between the two.
- To take out the words "must be pre-approved" under satellite dishes and radio antennae.
- To change the wording "The fine will be attached on the day the wall is torn down" to give fourteen days to appeal the fine before it is applied.

Resolved: To acknowledge receiving the Policy Disclosure Notice on the Terrorism Risk Insurance Act of 2002 and to not add this to the associations policy.

Resolved: To approve the basketball standard submittals for lot #154 (Friedson), lot #72 (Bartelt) and lot #197 (Kamerman) and to waive any penalties associated with the letter asking them to submit for the basketball standard.

The next meeting is scheduled on January 6, 2009 at Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Kitty Davies
Recording Secretary

Virgil Heusinkveld
Secretary