

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
JANUARY 22, 2008**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, January 22, 2008, at Hancock Elementary School Media Center, Chandler, Arizona.

Present: Doreen Berman, Kevin Slattery, Brian McCarson, Tom Bailey, Mark Fitch and Brock Moses

Also Present: Kitty Davies of Lepin and Renehan Management, Inc.

Absent: Scott Kann

Guests: Jamey Winton, lot #194

The meeting was called to order at 6:10 p.m. by Mark Fitch. The following resolutions were unanimous unless otherwise noted.

Notation: Doreen Berman, Website Chairperson updated the Real Estate section on the website December 5, 2007 and will update every two to three months. She is working on creating the Tips and Techniques section and will present it to the board for approval when she has completed it.

Resolved: To approve the November 27, 2007, Open Session Meeting Minutes, with the following changes.

- Spelling correction for Tom Bailey
- Day of meeting from Thursday to Tuesday

Tabled: Acceptance of the Financial Statement dated November 30, 2007 and December 31, 2007, for February 26, 2008 Board meeting.

Notation: Brock Moses did not receive a copy of the November financials and cash disbursement and Mark Fitch did not receive a copy of the December financials and cash disbursement.

Resolved: That Brock Moses, Mark Fitch and Brian McCarson are to receive copies of the cash disbursement in the Board meeting packet beginning in February 2008.

Resolved: To accept C&J Raymond's engagement letter to audit financials for 2008 and the 2007 taxes.

Resolved: To schedule the Annual Meeting for September 23, 2008 for 7:00 at Hancock Elementary School, multi-purpose room.

Resolved: To approve the addendum to the meeting minutes for viewing association records.

Tabled: Review of Monetary Penalty Policy for February 26, 2008 Board meeting

Tabled: Review of all the non-compliance letters for February 26, 2008 Board meeting

- Resolved:** Management will email a copy of the current Penalty Policy and all three non-compliance letters to the Board.
- Resolved:** To notify lot #201 (Koh-Chia) the parking nuisance letter they received dated 11/9/07 cannot be reversed or deleted from their files, however the Board is considering amending the first letters so they are of a friendly nature and do not contain any wording regarding penalty policy or fines.
- Resolved:** To acknowledge that Laura Heffron, an employee of Lepin and Renehan Management, is married to Jack Heffron, owner of Jack's Homework, Inc. Jack is a licensed and insured handyman contractor who has in the past and may continue in the future to provide service to the Association from time to time.
- Resolved:** The association will plant a 24 " box Sisoo tree in the common area at the north east corner of California and Seagull next to lot #276 to conceal the large structure being built in the subdivision to the north.
- Resolved:** To address the following 2008 reserve projects:
- Painting of the Ramada's
 - Tot Lot resurfacing
 - Drywell Cleaning
 - Concrete Repair in Carriage Glenn and Renaissance
- Resolved:** To obtain bids to replace the surface around the tot lot.
- Resolved:** To obtain bids to clean the drywells.
- Resolved:** To obtain bids for sidewalk concrete repairs in Carriage Glenn and Renaissance and include any damaged concrete by all of the pedestrian gate.
- Resolved:** To obtain a proposal from C.L.C. Enterprises, Inc. to paint the Ramada's and all light posts at the lake and all the wrought iron at the three entrances of Carriage Glenn and Renaissance gated communities.
- Resolved:** Not to accept any of the proposals for painting the light poles in Carriage Glenn and Renaissance at this time.
- Resolved:** To get two additional proposals for replacing the lock systems to the pedestrian gates and email them to the Board.
- Further**
- Resolved:** Brian McCarson will contact all vendors who submit a proposal for the lock systems and make his recommendations to the Board via email so the Board can vote in lieu of a meeting.
- Resolved:** To accept the increase from Apex Landscape for a monthly fee of \$10,300.00 and sign a new contract to begin January of 2008.
- Resolved:** Not to accept the proposal from A.J. Sweeping for quarterly street sweeping for Carriage Glenn and Renaissance.

Resolved: Management will contact the current vendor, Sunstate Sweeping and request the cost to sweep each community eight (8) times per year versus quarterly.

Notation: To send a letter to lot #120 (Rowden) informing them the Board liked their suggestion to purchase Christmas wreaths for the entrance gates. The Board will be looking into this when Christmas decorations become available.

Resolved: To approve renewing the Association's insurance with The Mahoney Group, for liability, D&O, property and fidelity coverage at an annual premium of \$5,198.10.

Resolved: To have a yearly inspection of the Tot Lot equipment without a cleaning.

Resolved: To cancel meetings at Hancock Elementary School for February, May, August and October and schedule those monthly meeting at Lepin and Renehan Management.

Resolved: Management will report lot #132 (Tang) to City of Chandler code compliance for the gazebo that is not completed and appears not to meet standards, lot #45 (Joyce) for a structure that appears to be too close to the neighboring wall and lot #61 (Rosenquist) for structure that is to close to the neighboring wall.

Notation: Kevin Slattery reported that the pedestrian gate on the east side of the entrance at Carriage Glenn does not open. Management will report this to Park Pro for service and ask Scott Kann to talk with Park Pro about the problem.

Notation: To add the following topics to next month's agenda

- Changing all street and park lights to CFL
- Water issues on the common walls
- Benches and sidewalks for the lake area

There being no further business to come before the Board, the meeting adjourned at 9:00 p.m. The next meeting will be on February 26, 2008.

Respectfully submitted,

Respectfully submitted,

Kitty Davies
Recording Secretary

Brian McCarson
Secretary