

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
FEBRUARY 26, 2008**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, February 26, 2008, at Lepin and Renehan Management, Tempe, Arizona.

Present: Doreen Berman, Kevin Slattery, Brian McC Carson, Tom Bailey, Mark Fitch and Scott Kann

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

Absent: Brock Moses

Guests: Jim Sarver, Landscape Committee

The meeting was called to order at 6:08 p.m. by Mark Fitch. The following resolutions were unanimous unless otherwise noted.

Notation: Scott Kann explained that Apex Landscape walked the property so the proposal for plant replacement could be approved by the board and planting could begin in March. Last year approval for the proposal took the spring planting into late May and early June and the plants did not do well due to the heat. The proposal includes more evergreen plants to see if this will help the property look better on a year round basis. The landscape committee along with Doreen Berman will walk the property to make sure the proposal covers all the areas with enough replacement plants.

Resolved: To approve proposal # 429 from Apex Landscaping, dated 2/22/08 in the amount of \$10,032.56 for plant and tree replacement and not to exceed \$11,000.00 with any additional plants recommended by the landscape committee. Scott Kann, Landscape Chairman will over see the replacement project.

Notation: Jim Sarver presented a picture of another community where an island was placed in the middle of the entrance as an example of what could be done to the back entrance of Renaissance.

Notation: Doreen Berman reported that on February 1, 2008 the Real Estate section on the website was updated. The Tips & Techniques will be coming as soon as she completes several other association projects. She would still like to add a sign up link and suggested, if possible, to add a line for email addresses to the resident database at Lepin and Renehan Management.

Resolved: To approve the January 22, 2008 Open Session Meeting Minutes, with the following changes.

- Spelling correction on Carriage Glen
- Doreen will update website every two months to; two or three months
- Change, Doreen will have tips and technique section completed for next board meeting to; when completed will present to board for approval.
- On resolution to purchase tree for common area next to lot #276 add a 24" box Sisoo.

- On resolution to report architectural compliances to the City Code Compliance add lot #61 (Rosenquist) for gazebo.

Resolved: Not to change the Monetary Penalty Policy at this time.

Tabled: Reviewing changes to the non-compliance letters until the April 22, 2008 meeting.

Notation: Three board members will form a committee and take suggestions by other board members and select changes for the non-compliance letters and present those changes for approval at the April 22, 2008 board meeting.

Resolved: To not allow advertising on the website at this time.

Resolved: To send a response to Laura Rowden (lot #120) informing her that the board agrees there is a problem with homeowners not being responsible for picking up after their pets, but does not see any benefit in installing signs or waste stations.

Resolved: To accept the proposal for new fabricated pedestrian gates with magnetic lock system or the existing lock system from Fence Systems Inc. dated 2/21/08 in the amount of \$12,303.70, if Fence Systems will agree to paint all the wrought iron at the three entrance gates to match the new pedestrian gates.

Further

Resolved: Mark Fitch and Kitty Davies will meet with Mike Thomas of Fence System to work out the details of the gate design, painting and lock system and Mark Fitch will over see the project.

Resolved: To approve Torrent Resources proposal dated 1/30/08 in the amount of \$750.00 to inspect the drywells which will include a site visit, full report, travel time and recommendations and long term maintenance proposal.

Further

Resolved: That Brian McCarson will meet with Torrent Resources during their inspection to see what is involved in determining what drywells need cleaning and general maintenance and report this information to the board at the meeting following the inspection.

Resolved: Not to accept the proposal from Specialty Companies Group, LLC for repairs on the sidewalks in both gated communities dated 2/12/08 in the amount of \$78,554.10.

Further

Resolved: That Kevin Slattery and Mark Fitch will meet with a representative of CT Price and walk each gated community and point out the repairs on the sidewalks to include on the proposal.

Tabled: The proposal from C.L.C. Enterprises until Brian McCarson finds out if the light poles around the lake area are included in the service agreement with SRP.

Resolved: To accept Sunstate Sweeping's proposal dated 2/1/08, to clean the streets in the gated communities eight times a year at a cost of \$115.00 per visit for each community.

Notation: Brian McCarson contact SRP representative July Livingston to find out why Arden Park was paying a higher rate than the usage rate. The higher cost includes a

service contract which covers replacing bulbs and maintenance and replacement of the light poles in the gated communities. The association may also be able to save by putting the cul-de-sac lighting on time of use plan.

Resolved: To have Brian McCarson contact SRP and put one of the cul-de-sacs meter which does not have any irrigation tied to it, on time of use and monitor for a month to see what the saving will be.

Notation: Doreen Berman and a representative from Diamond Masonry walked the community and noted most of the common area walls where water damage could become a problem and jeopardize the integrity of the wall. There are places where sanding out has already occurred, due to either grading or irrigation water from the homeowner. The board is concerned about getting this under control before any perimeter wall will need to be replaced. Doreen Berman will contact an Engineer and request a proposal on the cost to assess the walls and give an opinion. The proposal will be presented to the board for approval.

Resolved: To have all the drainage plans copied that Lepin and Renehan Management has on hand.

Notation: The board reviewed the report from Safe and Sound Playground and found that there are no parts that need to be replaced or repaired. They have indicated that a once a year inspection is adequate at this time.

Resolved: To install benches and trash receptacles around the lake area. To have the benches and trash in the same style and color as the ones installed in the Renaissance greenbelt.

Resolved: To approve the proposal from Recreation Design Concepts dated 2/25/08 for six benches, at a total cost of \$3,549.90 installed (unit cost \$591.65 each including tax, freight, and installation). To add an additional two benches at an amount not to exceed \$1,183.30. Total cost for 8 benches not to exceed \$4,733.20. To approve the proposal from Recreation Design Concepts dated 2/25/08 for up to 3 trash can receptacles with liner, flattop, and in ground installation at an amount not to exceed \$1,542.83 (including tax, freight, and installation).

Further

Resolved: Because the final placement of the benches and trash receptacles had not been finalized, the board approved up to 8 benches and 3 trash cans at an amount not to exceed \$6,500. (The exact amount we calculated was \$6,276.03)

Further

Resolved: Doreen Berman will meet with Jeff Johnson of Recreation Design Concepts and Ray of Apex Landscape to determine the final location placement of the benches and trash receptacles and will oversee the project.

There being no further business to come before the Board, the meeting adjourned at 9:45 p.m. The next meeting will be on April 22, 2008.

Respectfully submitted,

Respectfully submitted,

Kitty Davies
Recording Secretary

Brian McCarson
Secretary