

**ARDEN PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING MINUTES  
FEBRUARY 27, 2007**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, February 27, 2007, at Hancock Elementary School, 2425 S. Pleasant Drive, Chandler, Arizona 85248 at 6:00 p.m.

**Present:** Mark Fitch, Tom Bailey, Scott Kann, Jen Larson, Doreen Berman and Brock Moses (arrived at 6:30)

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

**Absent:** Jerry Brooks

**Guests:** None

The meeting was called to order at 6:04 p.m. by Mark Fitch. The following resolutions were unanimous unless otherwise noted.

**Notation:** Scott Kann requested that the Board establish a procedure for the Architectural Committee to follow in reviewing submittals. His concern is that all committee members are not being included or notified of submittals. Mark Fitch will contact Lynn Pitzer, Co-Chair of the committee and ask that she notify committee members when a submittal has been received and have regular meetings when necessary. Management will E-Mail the Board and Architectural Committee when submittals are being mailed to the Co-Chair for the Committee's review. A report of all submittals received by management will be attached to the E-Mail.

**Notation:** There are some homeowners that have their satellite dishes placed in areas that are highly visible and the Board would like Management to create a letter that could be sent when a satellite dish is installed. The letter would ask if the dish could be placed in a less conspicuous place for esthetic purposes.

**Notation:** The Spring landscape walk will take place in March with Ray from Apex Landscaping, Scott Kann and Kitty Davies, Community Manager. The date to be determined later.

**Resolved:** To authorize Scott Kann to approve up to \$7,500 for plant replacement. If the proposal is more than this amount the Board will approve the proposal via E-Mail.

**Resolved:** To approve the January 23, 2007 Open Session Meeting Minutes, as written with the corrected spelling of a homeowners name.

**Resolved:** To accept the Financial Statement dated January 31, 2007, subject to audit.

**Notation:** The Board agreed that Management should not send out any landscape violations regarding cutting back frost damaged plants until after March 15, 2007.

In regards to leaves, Management should use their discretion due to the many Ficus Trees that will continue to loose their leaves for several months.

**Resolved:** Not to pay the final payment of \$750.00 to SLJ Landscape and Maintenance for the block wall repair until the wall meets the Boards satisfaction.

**Further**

**Resolved:** To have Management send the following regarding the wall to SLJ Landscape and Maintenance.

- Original proposal stated the blocks would be stained not painted
- The Association should have been notified if changes were being made
- The Board is not satisfied with the look of the paint and has concerns about future care regarding peeling and fading.
- The paint needs to be removed by sandblasting and stained as originally proposed

**Resolved:** To have the Association's attorney revise the architectural guidelines after the next legislative session and get an opinion on Article 8, Section 8.6, and Maintenance of Walls other than Boundary Walls at that time.

**Resolved:** To accept the Addendum to the Meeting Minutes delegating the responsibility of signing liens and lien releases on behalf of the Association to Lepin and Renehan Management, Inc.

**Resolved:** That the outside wall on Dakota Place that runs along Lot #101 will be the responsibility of the Association to maintain at this time until the opinion of the Associations Attorney may say otherwise.

**Resolved:** To accept Tree Doctors proposal # 9003 dated March 5, 2007 in the amount of \$33,270.00.

**Resolved:** To accept the proposal from Recreation Design Concepts received via E-Mail dated February 21, 2007 for two park benches and one trash container for Renaissance in the amount of \$2,444.08 which includes installation, freight and tax.

**Resolved:** To accept Clearwater's estimate dated February 7, 2007 to drain and clean all four water features as follows:

- McClelland & Bluebird (inside Renaissance) \$1,211.78
- Harford & Sparrow (in front of Carriage Glen) \$807.85
- Ryan & Alma School (main feature at corner) \$1,484.24
- Ryan & McClelland (entrance to Renaissance) 878.96

**Further**

**Resolved:** To have all four water features cleaned yearly upon approval of the proposals.

**Resolved:** To have reserve projects for 2007 as a standing item on the agenda.

**Tabled:** The acceptance of three asphalt proposals until Scott Kann has talked with each company who submitted a proposal. The decision will be made at the next Board meeting on April 24, 2007.

**Tabled:** Discussion of the Landscape Proposals received.

There being no further business to come before the Board, the meeting adjourned at 9:00 p.m. The next meeting will be the on April 24, 2007.

Respectfully submitted,

Respectfully submitted,

Kitty Davies  
Recording Secretary

Jen Larson  
Secretary