

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

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

**Present:** Doreen Berman, Brian McCarson, Tom Bailey, Mark Fitch and Scott Kann  
(Tom Bailey left the meeting at 7:15 p.m.)

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

**Absent:** Brock Moses and Kevin Slattery

**Guests:** Jim Sarver, lot #2, Kevin Mullaney, lot #1, Devon Wastchak, lot #4, Peter and Stephanie Apostol, lot #210 and Verlen and Lynne Domingues, lot #360

The meeting was called to order at 6:05 p.m. by Mark Fitch. The following resolutions were unanimous unless otherwise noted.

**Notation:** Kevin Mullaney, Jim Sarver and Devon Wastchak addressed their concerns regarding the newly constructed block wall which replaced the view fencing along Alma School Road in the gated community of Renaissance. Kevin was of the opinion that the die lot of the block was not a close match and the design not being continued made the wall aesthetically displeasing. Kevin, Jim and Devon have concerns with the board being able to approve capital improvements with large dollar amounts attached without first making the homeowners aware of the project. They also feel that there should be a cap on the dollar amount the board can approve for one project and anything over that amount should be voted on by the homeowners.

**Notation:** Each board member gave their overview of why the decision was made to replace the view fencing. Discussion took place at each meeting for over eight months to determine if the block wall project would provide value, affordability, quality and less maintenance.

**Notation:** Doreen Berman prepared a fiscal impact of reserve advance report on the view fencing. The report shows the life long cost of maintaining the view fence and indicates by replacing the view fence with the block wall by the year 2012 the block wall will have paid for itself and no further money will need to be collected for the reserve account to maintain and replace the view fence.

**Resolved:** That Brian McCarson and Kevin Mullaney will work together to draft guidelines and procedures on how capital improvements should be addressed and present them at the next board meeting on May 27, 2008 for the board to review.

**Notation:** Peter and Stephanie Apostol asked the board if their concrete table and benches would be approved with other conditions such as painting them a different color, placement in another area of the front yard or purchasing table and benches made of a different material.

**Notation:** The board concluded that the disapproval was not because of the material, placement or color of the table and benches. The guidelines state that any

decorative items of any kind must be located in the rear yard and screened from view of neighbors, streets and common areas. The board gave the following suggestions; to add a decorative pony wall to screen them from view or add seating to the decorative wall on both sides. The board also encouraged them to drive around the community to get additional ideas reminding them that what ever they choose it must be submitted for approval the architectural committee.

**Notation:** Verlen Domingues was requesting the board's approval to have a day care facility in her home, located at 220 W. Flamingo. The board referred to Article IV, section 4.1, "Residential Use" which disallows this type of business.

**Notation:** Scott Kann reported that the architectural committee met on Saturday, April 19, 2008 and approved three submittals.

**Notation:** Scott Kann reported that the replacement plant material in the common areas was completed and comments from those in attendance at the meeting were very favorable on how good the community looked.

**Notation:** Doreen Berman reported that the Real Estate section on the website was updated on April 8, 2008. She will also look at changing the Tips & Techniques section to Upcoming Community Projects.

**Resolved:** To approve the February 26, 2008 Open Session Meeting Minutes, as revised.

**Tabled:** The acceptance of the February 29, 2008 and March 31, 2008 financial statements due to pending question from the board.

**Tabled:** Review of non-compliance letters for the May 27, 2008 meeting

**Tabled:** Discussion of conducting garage sales for the May 27, 2008 meeting.

**Resolved:** That management will continue to send non-compliance letters for those parking with left wheels to the curb and that board members will continue reporting this and other parking violations to the City Police Department.

**Resolved:** To release Brock Moses as Treasurer due to his limited time because of other commitments and to release Brian McCarson as Secretary and appoint Brian McCarson as Treasurer and Scott Kann as Secretary.

**Notation:** The board discussed several concerns regarding the open trenches along Hartford for placement of utilities to Mr. Scoggins home that is under construction. Brian McCarson spoke with Chris Scoggins who stated that he hired the workers to dig the trenches as S.R.P. did not provide this service. Mr. Scoggins said he had his structural engineer look at the block wall during the time the trench was exposed.

**Resolved:** To have Mark Fitch and Doreen Berman draft a letter with the following concerns regarding the installation of Mr. Scoggins utilities on association property:

- Compacting the dirt in the hole that was dug along Hartford and under the association's block wall
- Integrity of the block wall that was not shored up during the time the trench was open.
- Replacing the landscaping that includes trees, plants and granite.

**Further**

**Resolved:** The approved letter will be emailed to management. Management will send the letter certified to Mr. Scoggins and S.R.P.

**Resolved:** To obtain three proposals for painting the Ramadas and to include C.L.C. Enterprises in the bidding.

**Tabled:** Approval of bid proposal for cleaning the drywells until proposal from Torrent has been received.

**Notation:** Brian McCarson will be meeting with a representative from Torrent on April 24, 2008. They will explain how they determine what drywells need to be cleaned and what they look for on the inspection. Since the inspection has been completed they will select the best and worst drywell to show Brian the difference.

**Tabled:** Bid proposal for replacement or repair of the safety surface at the tot lot.

**Resolved:** To obtain revised bids from all three companies who submitted for the safety surface which will be all inclusive and comparable.

**Tabled:** Discussion on common area block walls showing water damage.

**Tabled:** Putting in an island at the back entrance to Renaissance.

**Resolved:** To obtain bids for putting in irrigation, landscaping, electrical lines and fixtures within the proposed island at the back entrance to Renaissance. To create a lifecycle and maintenance cost projection of modifying the back entrance for a complete fiscal impact analysis.

**Resolved:** That putting in speed bumps would not be prudent and to have management send a letter to Marissa Mack with the board's decision and suggestion as an alternative the placement of "children at play" signs with cones.

There being no further business to come before the Board, the meeting adjourned at 8:52 p.m. The next meeting will be on May 27, 2008.

Respectfully submitted,

Respectfully submitted,

Kitty Davies  
Recording Secretary

Scott Kann  
Secretary