

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
APRIL 24, 2007**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, April 24, 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, and Brock Moses

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

Absent: Jerry Brooks and Doreen Berman

Guests: Scott Shirley Lot #115

The meeting was called to order at 6:00 p.m. by Mark Fitch. The following resolutions were unanimous unless otherwise noted.

Notation: Scott Shirley shared his opinion on how the pedestrian gates should be approached. He does not like the kant slam for a closing device and feels the original gates should remain and a different closing device added. He thinks that part of the problem for the gates never working is the punch key pads and thinks they should be changed back to a key system.

Resolved: To approve the February 27, 2007 Open Session Meeting Minutes, as written

Resolved: To accept the Financial Statements dated February 28, 2007 and March 31, 2007, subject to audit.

Resolved: That there are no further reserve projects that need to be addressed at this time.

Resolved: To approve final payment to Recreational Design Concepts on Invoice #7621 in the amount of \$968.68.

Resolved: To approve proposal from Allied Asphalt, dated April 12, 2007 in the amount of \$25,210.00 including tax for seal coating the private streets in Renaissance and Carriage Glenn.

Notation: The Board requested Management to contact the City of Chandler to find out when the City will be seal coating the public streets in Arden Park.

Notation: Apex Landscaping has started plant replacement and informed Scott Kann that fewer plants will be needed and therefore the balance due will be less. Scott checked on all the areas during the time Tree Doctors were trimming and is satisfied that all trees were trimmed. Comments from the communities were favorable in how the trees looked.

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Resolved: Not to take Fence Systems' recommendation in repairing the pedestrian gates. Scott Kann will get in touch with Fence Systems and work on installing a different closing device in place of the kant slams.

Further

Resolved: To approve a new proposal from Fence Systems for repairing the pedestrian gates by E-Mail to expedite the repairs.

There being no further business to come before the Board, the meeting adjourned at 7:03 p.m. The next meeting will be the on May 22, 2007.

Respectfully submitted,

Respectfully submitted,

Kitty Davies
Recording Secretary

Jen Larson
Secretary