

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
APRIL 28, 2009**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, April 28, 2009 at C3 Storage Conference Room, Gilbert, Arizona.

Present: Mark Fitch, Kevin Mullaney, Brian McC Carson, Kevin Slattery, Doreen Berman, Joanne Wastchak and Jaganmohan Kandi

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

Guests: None

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

Notation: Landscape Chair Scott Kann was not able to attend the meeting but sent an email report which was read by Kitty Davies.

Notation: Kevin Mullaney noticed last week end that the valves that regulate the aeration system to the lake were turned off. The board would like Apex Landscaping to screw down the valve covers so they cannot be removed easily.

Notation: Website Chair Doreen Berman reported that the Real Estate section of the Association's website was updated on April 21, 2009. Doreen spoke with Nick Ferre, C.E.O. of Lepin and Renehan Management, and he agreed to set up a group email list of Arden Park homeowners through managements outlook since they do not subscribe to the TOPS website.

Resolved: To approve the March 3, 2009 Open Session Meeting Minutes, as written.

Resolved: To accept the February 28, 2009 and March 31, 2009 financial statements, subject to audit.

Tabled: Review of insurance proposals for the May 26, 2009 board meeting. The board would like the quote from The Mahoney Group, excluding the premiums, to be sent to CAU and LaBarre Oksnee for comparison and to make sure both of these agencies include their carriers' ratings.

Resolved: Not to send street parking letters to homeowners unless the vehicles is over size or considered an R.V.

Further

Resolved: To respond to lot #146's (Mesarosh) request to stop sending parking letters to his tenants with the following:

1. The CC&R's in section 4.15 state; "It is the intent of this Section to limit parking on the Private Streets.
2. Private streets shown on the Plat are part of the Common Area owned by the Association. No commercial vehicle may be parked on the Common Area or on a Lot.

3. The Board shall have the right and power to adopt rules and regulations governing and further restricting the parking of Motor Vehicles on Lots or the Private Streets and implementing the provisions of this section.

Resolved: To approve the newsletter with a few changes regarding Tree Doctors trimming trees for homeowners at a reduced cost and the street sweeping dates. The newsletter is to be printed on light blue paper, tri-folded for a self mailer and the words "Spring Newsletter" printed diagonally by the mailing label.

Further

Resolved: Brian McCarson will contact Benjamin at Tree Doctors to obtain the cost of trimming trees for homeowners during the time they are trimming the common area trees and get a cut off date for homeowners to schedule trimming.

Tabled: The proposal from Fast Signs for new street signs in the gated communities until the May 26, 2009 meeting. Management will find out what the difference is between the two types of signs listed on the proposal, the life expectancy and whether or not the cost includes installation.

Resolved: To approve Tree Doctors proposal #12010, dated 4/28/09 with a reduction of \$2,000.00 for trimming the street line-Elm trees. The total cost is not to exceed \$15,000.00.

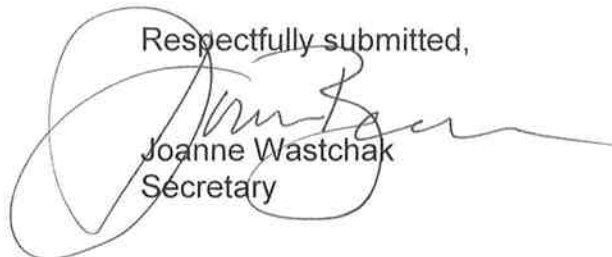
There being no further business to come before the Board, the meeting adjourned at 7:58 p.m. The next meeting will be on May 26, 2009.

Respectfully submitted,



Kitty Davies
Recording Secretary

Respectfully submitted,



Joanne Wastchak
Secretary