

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

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

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

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

Absent: Tom Bailey

Guests: Barbara Cropper, lot #93

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

Notation: Barbara Cropper asked the board about scheduling community yard sales. The board stated no official community yard sales are scheduled, however each homeowner can have an individual yard sale but must schedule it with the management company so the gates can be programmed to allow entrance.

Notation: There was nothing to report from the Architectural Committee. The Landscape Committee reported that Apex replaced all the plants that were under warranty from the spring planting. The Website Committee reported the Real Estate section was updated on June 13, 2008 and will be updated again in August 2008. Also, the board member list was updated and the HOA website address was added to Arizona Neighborhoods.com website.

Notation: The board agreed that a spring and fall newsletter should be mailed to homeowners and placed on the website.

Resolved: To approve the May 27, 2008 Open Session Meeting Minutes as written.

Resolved: To accept the May 31, 2008 and June 30, 2008 financial statements, subject to audit.

Notation: The board discussed the proposed budget from Lepin and Renehan Management, Inc. and Brian McC Carson, Treasurer proposed several changes.

Resolved: To maintain a balance of \$15,000 in Professional Services for the master reserves.

Resolved: To cancel the gopher control with Arizona Pest Control and budget \$180 per quarter in 2009 for on an as needed basis, versus the current budget of \$180 monthly per contract.

Resolved: To reduce the tree trimming reserve from \$20,000 to \$12,000, dividing the tree trimming into three sections and trimming one section per year and cosmetically trimming the trees in the focus areas every year.

- Resolved:** That all three communities have an updated reserve study every three years reserving \$3,000 for the study over three years and the funding divided as follows: Master 60%, Carriage Glen 20% and Renaissance 20% of the cost.
- Resolved:** To maintain a balance of \$2,400 in Carriage Glen's contingency reserve fund and transfer \$761.84 to Carriage Glen street reserve fund.
- Resolved:** To maintain a balance of \$3,400 in Renaissance contingency reserve fund and transfer \$2,096.01 to Renaissance street reserve fund.
- Resolved:** To invest 50% of all three communities' reserves in 12 month CD's that offer no less than 3.5% interest.
- Notation:** The board would like clarification on the procedure for transferring money from one bank account to another and investing money from any bank account in CD's.
- Tabled:** Review of the monetary penalty policy.
- Tabled:** Review of proposals to paint the ramada's
- Tabled:** Discussion on side walk repairs
- Tabled:** Repair of the tot lot safety surface
- Tabled:** Discussion on common area block walls
- Tabled:** Review of proposal for round-about for back entrance of Renaissance
- Tabled:** Clearwater Engineering proposal to replace Tubeazial exhaust fan
- Resolved:** Not to accept Clearwater Engineering's proposal to clean all four fountains and in the future the fountains will not be cleaned unless advised by Aquatic Consulting.
- Resolved:** To advise lot #145 (Pennington) that the association will have the soil tested and if needed treat the soil prior to the homeowner installing a new Elm tree in the tree lined area at their expense and inform them the association will guarantee the tree.
- Resolved:** To advise lot #95 (Makinster) that the board previously investigated the problem of cars speeding and passing inside the community and concluded that any devices that could be used would not deter those who choose to be inconsiderate drivers and an article on this subject will be in the fall newsletter.
- Resolved:** To advise lot #43 (Alsheikh) that although the board is sympathetic to their concerns, neighbor concerns need to be handled between neighbors, but an article will be placed in the fall newsletter regarding dog waste and neighbor disturbances.
- Resolved:** To have management contact the association's attorney and ask what direction the board needs to take in response to Mr. Scoggin's letter of reply and to ask the attorney to contact S.R.P. and get a statement in writing that S.R.P. did not dig the trench for Mr. Scoggin.

Resolved: To approve Park Pro's proposals for new gate operators for Carriage Glen, proposal #60050 in the amount of \$4,305.06 and Renaissance, proposal #60051 in the amount of \$8,610.12, dated 4/17/08. Scott Kann will be management and Park Pro's contact.

Resolved: To accept Apex Landscaping \$375 monthly increase for landscape maintenance in 2009 and request that he look for and advise on gopher sightings and raise the canopy on the street lined trees more frequently.

Resolved: To accept Aquatic Consulting's \$35 monthly increase for water maintenance in 2009.

There being no further business to come before the Board, the meeting adjourned at 8:50 p.m. The next meeting will be on August 26, 2008 at Tumbleweed Recreation Center.

Respectfully submitted,

Respectfully submitted,

Kitty Davies
Recording Secretary

Scott Kann
Secretary