

**ARDEN PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING MINUTES  
July 25, 2006**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, July 25, 2006, at Hancock Elementary School, 2425 S. Pleasant Drive, Chandler, Arizona 85248 at 6:00 p.m.

**Present:** Mark Fitch, Scott Kann, Jen Larson, Tom Bailey, Jerry Brooks, Kevin Slattery and Doreen Berman

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

**Absent:** None

**Guests:** Lisa Beemiller (Lot #35), Annette Parish (Lot #215) and Chris Scoggin

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

**Notation:** Annette Parish voiced her concern regarding a neighbor who takes the liberty to park his boat in his driveway and on the street. Annette was assured that this issue was being addressed and the Board explained the limitation on what it could do. The Board advised her to contact the city to see if they could be of further help.

**Notation:** Lisa Beemiller voiced her concern about the NO PARKING signs that were installed at the gated entrance to Renisanance off of Hartford.

**Notation:** Mark Fitch requested not to chair the Architectural Committee and suggested that someone else may have more time. He asked Management to contact Lynn Pitzer to see if she would be interested.

**Resolved:** To approve the minutes from the May 30, 2006 Board Meeting, as written.

**Resolved:** To accept the Financial Statements dated May 31, 2006 and June 30, 2006

**Notation:** Mark Fitch and Doreen Berman would like to speak with Teresa from accounting at Lepin and Renehan Management, for clarification of line items on the Receipts and Disbursements Statement.

**Resolved:** To further discuss at the August 22, 2006 BOD meeting; additional "No Parking Signs" for Carriage Glen and the possibility of adding signs with the legal statute for towing vehicles.

**Resolved:** To not purchase sixteen Bulletin Boards to install on each end of the eight mailboxes at this time.

**Notation:** The Board will look into hiring someone to take over the website. The board wants to bring it current to make it effective for homeowners to obtain information and use for bulletins in place of bulletin boards.

- Resolved:** To have Management contact Fast Signs and order a 24X18 sign to read; DANGER – HIGH VOLTAGE – KEEP OUT. The sign will be installed on the gate at the pump house.
- Resolved:** To have management obtain a quote from Fence Systems to purchase a larger gate for the pump house so it will enclose the opening at the top.
- Resolved:** To have management contact ParkPro to amend the current maintenance contract to include the pedestrian gates at an additional cost of \$5.00 per gate a month.
- Resolved:** To have management contact Tree Doctor requesting a bid for future tree trimming.
- Resolved:** To have the Annual Meeting on September 26, 2006 in place of the scheduled Board meeting. To finalize at the next BOD meeting on August 22, 2006 if refreshment should be served and discuss how to make the Annual Meeting successful.
- Resolved:** To have a drawing from the ballets received at the Annual Meeting to encourage homeowner participation. The suggested prize was one quarter association dues free.
- Resolved:** To have management draft a letter to Mr. Scoggin informing him that the Board resolved to entertain his request to grant him an easement to extend Flamingo on the West side of Hartford with the following provisions: Mr. Scoggin at his expense, shall have an attorney draft a contract to include all the conditions he proposed to the Board in order obtain the easement. The contract will also include all development plans around the easement area and the two lots he owns. Management advised the Board they may want to have an attorney look at the CC&R's to make sure the Board can grant easement without notification or approval of the homeowners.
- Tabled:** To discuss planning an event for the 4<sup>th</sup> of July in 2007.
- Tabled:** Addressing any budget changes until all board members have time to review the Reserve Study.

There being no further business to come before the Board, the meeting adjourned at 9:05 p.m. The next meeting will be August 22, 2006.

Respectfully submitted,

Respectfully submitted,

Kitty Davies  
Recording Secretary

Jen Larson  
Secretary