

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
AUGUST 2, 2007**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Thursday, August 2, 2007, at Lepin and Renehan Management, Inc., 7955 S. Priest, Tempe AZ 85284 at 6:00 p.m.

Present: Mark Fitch, Tom Bailey, Scott Kann, Doreen Berman and Brock Moses

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

Absent: Jerry Brooks

Guests: Jim Sarver, Lot #2, Kevin Slattery, Lot #147 and Nina Linder, Lot #75

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

Notation: Jim Sarver recommended extending the island and eliminating the turn around area at the back entrance gate at Renaissance. This suggestion is to help prevent people from using this drive to drop off and pick up their children from the school.

Notation: Brock Moses suggested widening the island to one lane of traffic, allowing only one car at a time to pass in the drive and leave the turn around.

Resolved: The Board requested Management to contact the City of Chandler to see if eliminating the turn around would be possible and to obtain three bids to widen the island.

Notation: Kevin Slattery reported that his neighbor directly behind him built a Ramada that was only three feet from the shared block wall. The structure is now falling apart and when Kevin asked him if he obtained a city permit he said the Board had approved his submittal and they would be responsible for it not being structural sound. The lot in question is #132 (Tang) and his submittal to build a Ramada was disapproved by the Architectural Committee.

Resolved: To send a letter to Lot #132 (Tang) informing them the Ramada is not in compliance and to notify the City of Chandler code compliance.

Resolved: That Management will prepare a memo to be mailed to all homeowners, explaining why submittals are necessary and attach a submittal form. Doreen and Mark will approve the memo before mailing.

Resolved: To approve the May 22, 2007 Open Session Meeting Minutes, as written

Resolved: To accept the Financial Statement dated May 31, 2007 and June 30, 2007, subject to audit.

- Resolved:** To accept Jennifer Larson's resignation from the Board dated August 1, 2007.
- Resolved:** To appoint Brock Moses to fill the Secretary position and remain as Treasurer.
- Resolved:** To file small claims against homeowners who accumulate \$250.00 in penalties.
- Resolved:** To approve Addendum to the Meeting Minutes regarding the 2006 financial statements and approving C&J Raymond CPA's to audit and prepare taxes for 2007.
- Resolved:** To have refreshments at the Annual Meeting and have a drawing for five or more door prizes. Board members will provide the refreshments and solicit prizes.
- Resolved:** To obtain three bids for painting only the light poles in need and to request a bid from Fence Systems.
- Resolved:** To obtain three bids for drywell cleaning and ask if it is necessary for 2008 or can wait until 2009.
- Resolved:** To obtain three bids for inspecting and monthly cleaning of the tot lot and ask each contractor for their opinion on the condition of the turf.
- Tabled:** The decision to replace the six pedestrian until the August 28, 2007 board meeting and to give more time for homeowners to use the test gate.
- Resolved:** To obtain the cost from Fence Systems to change the knobs to levers on all of the pedestrian gates.
- Notation:** The City of Chandler will condemn a section of Association property to extend Flamingo to the West side of Hartford. They are making sure to include the provisions that the Association gave Mr. Scoggins on mirroring the entrance on the East side.
- Tabled:** The purchase of extra block and replacing the view fencing along Alma School with block until the August 28, 2007 board meeting.
- Resolved:** Not to place parking stickers on vehicles parked on the private streets over night, but to continue sending letters if someone reports this activity, non anonymously and in writing.
- Resolved:** To ask Wayne Bell of Clearwater Engineering if he will sub-contract with a different company for the water treatment services at Arden Park.
- Further**
- Resolved:** To obtain an all inclusive bid from H2Ology to maintain the pump systems and provide water treatment for all water features and lake.

Resolved: To accept the new proposal from Allied Asphalt for applying two coats of Master Seal on the streets in Renaissance and Carriage Glenn, in the amount of \$31,527.00 including tax. Confirmed dates for resurfacing in Renaissance are October 6th, 7th and 8th, 2007, and dates for resurfacing in Carriage Glenn are October 13th, 14th and 15th, 2007.

There being no further business to come before the Board, the meeting adjourned at 9:23 p.m. The next meeting will be the on August 28, 2007.

Respectfully submitted,

Respectfully submitted,

Kitty Davies
Recording Secretary

Brock Moses
Secretary