

**ARDEN PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING MINUTES  
August 22, 2006**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, August 22, 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 and Kevin Slattery

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

**Absent:** Doreen Berman

**Guests:** Lisa Beemiller (Lot #35), Laurie Phelts (Lot #29), Andrea Falk (Lot #27) and Janice Nermyr (Lot #32)

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

**Notation:** Lisa Beemiller, Laurie Phelts, Andrea Falk and Janice Nermyr voiced their concern about the NO PARKING signs that were installed at the gated entrance to Renisanance off of Pleasant Dr. They wanted to know what concerns prompted the Board to make the decision to install the No Parking signs. They stated that the signs are an inconvenience and they pay to live in Arden Park and should be able to use the private driveway for parking. They suggested issuing parking passes to residents. All the quest left at 6:40 after voicing their concerns.

**Resolved:** To approve the minutes from the July 25, 2006 Board Meeting, as written.

**Resolved:** To accept the Financial Statements dated July 31, 2006, subject to audit

**Resolved:** To approve the financial statements for the fiscal year 2005 as reviewed by C & J Raymond, CPA's.

**Resolved:** That the 2006 annual audit and tax preparation be done by C & J Raymond, CPA's.

**Notation:** Mark Fitch noted that the Reserve Study shows dues need to be increased over the years as the budget has been under funded. It would be helpful in the future if the accounting person from Lepin and Renehan Management could come to the Board meeting when the new budget is discussed. At the annual meeting on September 26, 2006 the Board would like to have a graphic presentation. Larry Lepin has been asked to prepare the graphics for the annual meeting. Important points need to be presented to the homeowners when explaining the quarterly increases in quarterly assessments.

**Resolved:** To have Mark Fitch contact D2 Web Design and at Mark's discretion make the decision to contract with D2 Web Design to manage Arden Parks Website.

- Tabled:** Approval of the Reserve Study and 2007 Budget until the October 24, 2006, Board of Directors Meeting.
- Resolved:** To accept the Certificate of Insurance from Mahoney Group.
- Resolved:** That the decision for the "No Parking" signs would stand and adding the legal statute for towing would take place at a later time if deemed necessary.
- Resolved:** To accept the proposal from Fence Systems to make and install a gate 7' wide x 8' tall for the pump station at a cost of \$1,686.28. Management is to have Fence Systems contact Scott Kann before they proceed with the gate.
- Resolved:** To have Management contact Fast Signs and order four (4) 8X10 signs to read NO PARKING, ENTRY DRIVE, TOW AWAY ZONE for the driveway entrance at Carriage Glen gated community. To also order four (4) poles to be cut to 5' high.
- Resolved:** That the Automatic and Pedestrian gates were included in the Reserve Study and funded in the budget. That the cost of repairs is minimal and looking into replacement is not necessary at this time.
- Tabled:** A decision for putting in an additional pedestrian gate at Carriage Glenn until the October 24, 2006, Board of Directors Meeting.
- Resolved:** To have the Annual Meeting time be 7:00 p.m. in the Multi-Purpose room at Hancock Elementary School. Extra flyers announcing the annual meeting will be placed around the neighborhood a week prior to the meeting by the board members.
- Resolved:** To purchase five (5) door prizes at a total cost not to exceed \$250.00. Jerry Brooks will contact local restaurants and purchase gift certificates at five different facilities.
- Resolved:** That Jerry Brooks will contact local merchants asking them to donate otherwise he will purchase cookies and drinks for refreshments at the annual meeting. The Board will reimburse him for expenses not to exceed \$40.00
- Tabled:** Tree Doctors proposal until the October 24, 2006, Board of Directors Meeting.
- Resolved:** That the fertigation system does not need to be replaced at this time.
- Tabled:** A discussion on the Board's expectations for Management.
- Tabled:** To discuss planning an event for the 4<sup>th</sup> of July in 2007 until the February 2007 Board of Directors meeting.

*Arden Park H.O.A.  
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**Notation:** Mark Fitch received a telephone call from Mr. Scoggin on this date. He had been in touch with his attorneys who advised him to draft a letter of intent and not to worry so much about the legalities at this time. His letter of intent will be forth coming.

There being no further business to come before the Board, the meeting adjourned at 8:55 p.m. The next meeting will be the Annual on September 26, 2006.

Respectfully submitted,

Respectfully submitted,

Kitty Davies  
Recording Secretary

Jen Larson  
Secretary