

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
AUGUST 26, 2008**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, August 26, 2008, at Tumbleweed Recreation Center, Chandler, Arizona.

Present: Doreen Berman, Brian McC Carson, Tom Bailey, Kevin Slattery and Scott Kann

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

Absent: Mark Fitch

Guests: Wayne Bell, Clearwater Engineering, Benjamin Fillmore, Tree Doctors and Tom Soward, Dana Playground

The meeting was called to order at 6:10 p.m. by Doreen Berman. The following resolutions were unanimous unless otherwise noted

Notation: Wayne Bell wanted the board to clarify its expectations of showing proof for broken lights and informed them that the lights are not under warranty from the manufacturer but he warrants them for 30 days.

Notation: Benjamin Fillmore helped answer the board's questions on tree trimming so it could set a realistic yearly budget figure.

Notation: Tom Soward gave a presentation on the different playground safety surfaces and explained the process of re-surfacing to cover damaged areas.

Notation: The Architectural and Landscape Committee had nothing to report

Notation: The Website Chairperson updated the Real Estate section on August 15, 2008 and the next update will be late September or mid-October.

Resolved: To approve the July 22, 2008 Open Session Meeting Minutes as written.

Resolved: To accept the July 31, 2008 financial statement, subject to audit.

Resolved: To approve the attached addendum to the meeting minutes approving the 2007 financial audit and accept C.J. Raymond CPA to prepare the 2008 audit and tax preparation.

Resolved: To Approve the 2009 budget with the following changes:

Resolved: To approve the following changes to the 2009 proposed budget:

- Granite Reserves \$282,000 over 20 years
- Assigning 100% of the Reserve Study cost to the master
- To budget \$205 for the Master quarterly assessments
- To budget \$15,000 per year for tree trimming
- To budget \$2,000 for replanting of common areas
- To give Drainage lines – retention basin a 10 year life

- To give Mailbox pavers a 15 year life
- To budget \$112 for Carriage Glen quarterly assessments
- To budget \$151 for Renaissance quarterly assessments

Resolved: To have the association's attorney, Ekmark & Ekmark attend the Public Hearing on Wednesday, September 10, 2008 at 6:00 p.m. on the variance of zoning for lot #132 (Tang).

Resolved: Not to have the ramada's painted this year, but to revisit them next year.

Resolved: To approve the proposal for side walk repairs from Jack Heffron via email.

Resolved: To approve the proposal for the repair of the safety surface from Dana Playground via email.

Notation: Doreen will work on the Fall newsletter and asked the board members to send written articles that she can put in the letter.

Notation: Doreen asked if the board should request the City to plant Rye grass in the park since it is used more during the Fall and Spring. Management felt they would not consider this since they are asking homeowners to convert to xeriscape to save water and are offering association's money incentives to take grass out of the common areas.

Notation: Doreen asked the board members to review leaving the vehicle gates open during peak times again. She surveyed homeowner's around her area and no one was in favor. The board agreed that this would not be an option to reduce the use.

Tabled: Review of the monetary penalty policy.

Tabled: Discussion of 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

Notation: The board discussed assignments for the annual meeting and the following people volunteered to take care of refreshments. Kevin Slattery will bring Paradise Bakery cookies. Doreen spoke to Mark Fitch and Mark will contact Jerry Brooks about getting items like door prizes and/or food & drink donated. Doreen suggested that the board follow up via email to coordinate who will provide drinks, napkins and plates. Scott Kann will be putting signs out 2 days before the meeting to remind the homeowners of the date, time and place of the Annual Meeting.

There being no further business to come before the Board, the meeting adjourned at 8:56 p.m. The next meeting will be on October 28, 2008 at Tumbleweed Recreation Center.

Respectfully submitted,

Respectfully submitted,

Kitty Davies
Recording Secretary

Scott Kann
Secretary