

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
AUGUST 28, 2007**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Thursday, August 28, 2007, at Hancock Elementary School Media Center, Chandler Arizona

Present: Mark Fitch, Tom Bailey, Doreen Berman, Jerry Brooks and Brock Moses

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

Absent: Scott Kann

Guests: Kevin Mullaney, Lot #1, Jim Sarver, Lot #2, Fannie Tam, Lot #65, Sandy and Jack Bialik, Lot #79 and Devan Wastchak, Lot #4

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

Notation: All attending guests were there to address the issue of scorpions. Kevin Mullaney spoke for the group and handed out information on what has worked for him in help eradicate the problem. The group would like the association to take care of the common area walls in order to help rid the community of this infestation. Kevin Mullaney sprayed the outside of the common wall along the section from lot 1 through lot 4 and asked to be reimbursed. The Board requested he submit the cost in writing before making a decision.

Resolved: To obtain three estimates for spraying the outside perimeter wall around the entire community for scorpions to include two applications.

Resolved: To appoint Jim Sarver to serve on the Landscape Committee.

Notation: Doreen Berman explained what went into putting the website together. Doug Domke was hired to set up the website and maintain it. Doreen said he was not as knowledgeable as he claimed to be and she ended up putting in 30 hours of her own time to make the website what it is. The Board agreed the website was excellent and asked her to inform Doug Domke to activate the website.

Resolved: To approve the August 2, 2007 Open Session Meeting Minutes, as written

Resolved: To accept the Financial Statement dated July 31, 2007, subject to audit.

Resolved: Not to approve the 2008 budget until Mark Fitch, Doreen Berman and Brock Moses meet to go over the 2006 Reserve Study to make sure the budget and survey study are in alignment. A special meeting will be held one hour prior to the Annual meeting on September 25, 2007 to approve the budget as presented or with changes.

Resolved: To approve the 2008 Board of Directors Meeting Schedule

Tabled: Review of reserve projects for 2008

Resolved: To approve Fence Systems proposal received July 20, 2007, in the amount of \$3,900 with cost not to exceed this amount. All changes are to be made with the exception of replacing the locks.

Notation: Jerry Brooks gave a brief explanation of what occurred regarding the condemnation of land along Hartford by the City. Mr. Scoggin, who needs to put Flamingo through on the west side, to have access to his property did not disclose this when applying for permits to build his house. The house is under construction so the City has cancelled all court hearings for the condemnation until they resolve the situation with Mr. Scoggin. Jerry Brooks agreed to continue as liaison for Arden Park H.O.A. until this issue is resolved.

Tabled: Replacing the view fencing along Alma School with block until the October 23, 2007 board meeting.

Resolved: To approve payment to Lot #87 (Papp) for damages to their vehicle due to the back gate malfunctioning. Total reimbursement is \$950.29 for damages and \$200 for car rental for four days. A release for payment of damages will be signed by the Papp's before payment is issued.

Resolved: Not to add a reserve account for social functions as requested by Mr. Smalley, Lot #361.

Resolved: The Board will not take further action regarding the complaint from Lynnette Mullaney, Lot #1 on landscape issues. Apex Landscape was informed and the matter has been addressed.

Tabled: Approval of the Asphalt Schedule for Renaissance and Carriage Glenn until Mark Fitch and Doreen Berman make changes. Management informed them that time is of the essence as notices need to be mailed by September 10, 2007.

Tabled: Proposal for Fire Lane signs from Fast Signs until the October 23, 2007 board meeting.

Resolved: That Jerry Brooks will purchase refreshments and door prizes for the annual meeting and the cost is not to exceed \$250.00.

There being no further business to come before the Board, the meeting adjourned at 9:10 p.m. The next meeting will be on October 23, 2007.

Respectfully submitted,

Respectfully submitted,

Kitty Davies
Recording Secretary

Brock Moses
Secretary