

**ARDEN PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING MINUTES  
OCTOBER 24, 2006**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, October 24, 2006, at Hancock Elementary School, 2425 S. Pleasant Drive, Chandler, Arizona 85248 at 6:00 p.m.

**Present:** Tom Bailey, Scott Kann, Jen Larson, Jerry Brooks, Doreen Berman and Brock Moses (Jerry Brooks left the meeting at 6:25 p.m.)

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

**Absent:** Mark Fitch

**Guests:** Justin Smith (Lot #250)

The meeting was called to order at 6:03 p.m. by Tom Bailey. The following resolutions were unanimous unless otherwise noted.

**Resolved:** To appoint the following Board members to the positions indicated:

- President                      Mark Fitch
- Vice President                Tom Bailey
- Treasurer                      Brock Moses
- Secretary                      Jen Larson

**Resolved:** To appoint the following members to serve on committees as shown:

- Lynn Pitzer                      Architectural Committee – Co-Chair
- Brock Moses                    Architectural Committee – Co-Chair
- Michele Weiss                 Architectural Committee
- Scott Kann                      Architectural & Landscape Committee

**Notation:** Scott Kann explained his responsibilities as landscape committee member to the Board. He is fine being the only committee member at this time. If things change he will make the Board aware. Scott reported he spoke with Apex Landscaping informing them of various areas where lantana need to be replaced or cut back for the winter.

**Notation:** It was discussed that a newsletter may be helpful for the year end mailing since the Website has not been decided on at this time. In order to produce a newsletter in the limited time frame, each board member would need to submit an informative article. Management would put the letter together for approval.

**Tabled:** Further discussion on developing a new website and hiring a webmaster to create and maintain it.

**Resolved:** To approve the minutes from the August 22, 2006 Board Meeting, as written.

- Resolved:** To accept the Financial Statements dated August 31, 2006 and September 30, 2006, subject to audit.
- Resolved:** To approve the 2007 Budget and all related resolutions on the attached addendum.
- Tabled:** Small Claims Addendum pertaining to homeowners who respond to small claims complaints filed by the Association.
- Tabled:** Legal interpretation of CC&R's to analyze the associations most common violations.
- Tabled:** Addendum on policy for processing and responding to ALJ complainants.
- Resolved:** Not to amend guidelines regarding Driveway Extensions but change the heading from Concrete Additions/Driveway Expansions to; Concrete Additions/Concrete Expansion for Rear Yard Access.
- Tabled:** Discussion of Ekmark & Ekmark's legal opinion on Mr. Scoggin's request for purchasing or granting him easement of Arden Park property.
- Tabled:** Purchasing a shade cover for the Tot-Lot until further information can be obtained.
- Notation:** Justin Smith (Lot #250) was attending the meeting to hear the boards comments on purchasing the shade cover. He had no comments except to say he would like a shade cover for the tot lot.
- Resolved:** That Brock Moses will contact Ira Fulton requesting Fulton Homes purchase the shade cover. He will also contact the American Association of Dermatology and request a grant for the shade cover.
- Resolved:** To have Management contact Arizona Pest Control and have them schedule service for Saturdays so Scott Kann can accompany them around the property.
- Resolved:** That maintenance letters to the homeowners were sufficient and Jen Larson would report stucco wall discoloration noticed in Carriage Glenn to management.
- Resolved:** Not to install a pedestrian gate in Carriage Glenn at the end of Bluebird Drive at this time.
- Resolved:** The date and time for a Spring Yard Sale will be April 7, 2007 from 7:00 a.m. until 12:00 p.m.
- Tabled:** Tree Doctors proposal until the November 28, 2006, Board of Directors Meeting.
- Tabled:** Protecting our Brand until the November 28, 2006, Board of Directors Meeting.

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**Resolved:** Not to place dog waste stations in the greenbelt areas at this time.

**Tabled:** Further discussion on obtaining benches and trash cans for the greenbelt areas until further information can be obtained by Management.

**Resolved:** Not to send the memo drafted by management to homeowners regarding the new legislation in the budget mailing.

There being no further business to come before the Board, the meeting adjourned at 8:40 p.m. The next meeting will be the on November 28, 2006.

Respectfully submitted,

Respectfully submitted,

Kitty Davies  
Recording Secretary

Jen Larson  
Secretary