

**ARDEN PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING MINUTES  
OCTOBER 27, 2009**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, October 27, 2009 at C3 Storage Conference Room, Gilbert, Arizona.

**Present:** Kevin Mullaney, Brian McCarson, Ming Chen, Michele Weiss, Kevin Slattery and Joanne Wastchak

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

**Absent:** None

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

**Resolved:** To elect the slate of officers as follows:

- President – Kevin Mullaney
- Vice President – Kevin Slattery
- Treasurer – Brian McCarson
- Secretary – Joanne Wastchak

**Resolved:** To appoint Anita Renner to fulfill the remaining 2 years of the term vacated by Jaganmohan Kandi.

**Resolved:** To appoint Joanne Wastchak as the primary contacts for signing checks and receivable paperwork and Kevin Mullaney as the secondary contact.

**Resolved:** To appoint Michele Weiss as the primary contact for court appearances.

**Resolved:** That the Association's Treasurer should not be a signer on the bank account since that position requires decisions regarding the investment of the Association's reserve monies.

**Resolved:** To appoint Michele Weiss as the Design Review Committee Chair and Kevin Mullaney and Ming Chen as members of the Design Review Committee:

**Resolved:** To appoint Devan Wastchak as the Landscape Committee Chair and Kevin Slattery and Jim Sarver as members of the Landscape Committee.

**Resolved:** To appoint Doreen Berman as the Website Chair and continue using Doug Domke as Webmaster.

**Resolved:** To appoint Michele Weiss to draft the spring and fall newsletters.

**Tabled:** Appointments to the Social Committee until the November board meeting.

**Tabled:** Approval of the September 22, 2009 Annual Meeting Minutes.

**Notation:** Brian McCarson turned the meeting over to Kevin Mullaney, President.

**Notation:** There were no reports from the Design Review Committee or the Landscape Committee. Doreen Berman sent a website report to management to deliver to the board. The report was read by Kitty Davies, Community Manager

**Resolved:** To approve the May 26, 2009 Open Session Meeting Minutes, as written

- Resolved:** To accept the August 31, 2009 and September 30, 2009 financial statements, subject to audit.
- Resolved:** To approve the addendum reaffirming resolutions made a part of these minutes by attachment.
- Notation:** Ming Chen has concerns about using Jack Heffron as a vendor because he is related to an employee of Lepin and Renehan Management. The board will discuss his concerns at the November 24, 2009 meeting.
- Resolved:** To approve the financial statements for the fiscal year 2008 as audited by C. & J. Raymond, CPAs.
- Resolved:** Not to accept the CAU or LaBarre/Oksnee Insurance proposals at this time.
- Resolved:** To approve the attached 2010 meeting schedule.
- Resolved:** To approve Water Works by George maintenance proposal dated 10/19/09 for quarterly inspections at \$300.00 per quarter.
- Resolved:** To approve Langston Security & Integration, LLC proposal for maintaining the pedestrian gates dated 9/10/09, cost for 24 hour service at \$75.00 per hour with 2 hour minimum and week-ends and emergencies billed at time and a half. A monthly preventative maintenance visit will be excluded. The Association will pay for a keypad and electric lock to have on hand at Langston Security to be installed in the event one of six keypads cannot be repaired.
- Resolved:** To approve only item #2, the repair portion of Torrent Resources proposal dated 9/18/09, in the amount of \$2,400.00 plus tax.
- Notation:** Management reported that the water feature inside the main gate at Renaissance has not been operable since 10/20/09. Management contacted Pump Services and Water Works by George for proposals. Both proposals indicated rebuilding the existing pump at a cost of \$3,000.00 plus. The board agreed to have Kevin Mullaney check to see what a new pump would cost versus rebuilding the existing pump.
- Resolved:** To authorize Kevin Mullaney to make the final decision on whether to purchase a new pump or have Water Works by George rebuild the existing pump.
- Resolved:** To obtain at least three proposals for painting the vehicle and pedestrian gates at Renaissance and Carriage Glen plus all of the view fencing throughout the association.
- Resolved:** To obtain a proposal from Apex Landscaping for granite redressing of the all the areas around Renaissance.

There being no further business to come before the Board, the meeting adjourned at 8:10 p.m. The next meeting will be on November 24, 2009.

Respectfully submitted,



Kitty Davies  
Recording Secretary

Respectfully submitted,



Joanne Wastchak  
Secretary