

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
NOVEMBER 4th, 2008**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, November 4th, 2008 at Tumbleweed Recreation Center, Chandler, Arizona.

Present: Mark Fitch, Doreen Berman, Kevin Mullaney, Brian McCarson, Kevin Slattery, Joanne Wastchak and Jagan Kandi

Also Present: Nick Ferre of Lepin and Renehan Management, Inc.

Absent: None

Guests: Gordon Grieb – Lot #116
Scott Kann - Committee Member

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

Notation: As a means of getting to know each other better, everyone introduced themselves and indicated their reason for serving on the Board of Directors.

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

President – Mark Fitch
Vice President – Doreen Berman
Treasurer – Brian McCarson
Secretary – Joanne Wastchak

Resolved: That Mark Fitch will fill Brock Moses unfilled term which expires at the 2009 Annual Meeting.

Resolved: To unanimously appoint the following to the Design Review Committee with the indicated chairperson:

Michelle Weiss – Chairperson
Mark Fitch
Scott Kann
Kevin Mullaney

Resolved: To have the Board of Directors document the purpose, policies and procedures for the Landscape Committee as a means of better clarifying the Board and community expectations.

Resolved: To unanimously appoint the following to the Landscape Committee with the indicated chairperson:

Scott Kann – Chairperson
Jim Sarver
Kevin Slattery

- Notation:** Mark Fitch to verify that Jim Sarver remains interested in serving on the Landscape Committee.
- Resolved:** To unanimously appoint the following to the Web-Site Committee with the indicated chairperson and web-administrator:
- Doreen Berman – Chairperson
Doug Domke – Web-Administrator
- Resolved:** To appoint the following as the primary and secondary contacts for signing checks:
- Mark Fitch – primary
Joanne Wastchak - secondary
- Notation:** Mr. Grieb presented a desire to have a pedestrian gate installed in the Carriage Glen neighborhood near the area of the fire gate located along S. Illinois Street between W. Macaw Dr. and W. Bluebird Dr.
- Notated Further:** Lepin and Renehan Management will contact the City of Chandler to see if a pedestrian gate would be allowed in the area as indicated above.
- Notation:** No Architectural Committee Report.
- Notation:** On behalf of the Landscape Committee Scott Kann reported that the streets will be swept in the gated portion of the community in the months of November and December. In addition, Scott will be contacting Apex Landscaping as it relates to a couple of irrigation issues and dead trees.
- Notation:** Doreen Berman will have the website updated prior to the next Board meeting with changes to the Board of Directors, Board Meetings schedule & Real Estate Listings.
- Resolved:** To approve the August 26th, 2008 Open Session Meeting Minutes and the September 23rd, 2008 Annual Meeting Minutes as written.
- Resolved:** To accept the August 31st and September 30th, 2008 financial statement, subject to audit.
- Notation:** Lepin and Renehan Management is to send the agendas for the Board meeting electronically to all Board members on the Friday prior to the mail date. The Board will inform Management of any changes. No information received from the Board by 5pm on the following Monday indicates that the agenda is approved as sent.
- Notation:** Doreen Berman will have a new Meeting Agenda link added to the website. Lepin and Renehan Management is to send the open meeting agenda electronically to Doug Domke, for posting on the website at the same time that the packets are put in the mail to the Board members.
- Notation:** To table the review of the sidewalk repair proposals until Kitty and Kevin Mullaney have time to review the details of the scope of work and to allow Kevin time to procure additional bids from vendors he is familiar with.

Resolved: To approve the 2009 meeting schedule with the deletion of the March 24th meeting and insertion of the February 24th meeting.

Resolved: To approve maintaining the existing MAG gate maintenance contract with Park Pro. The new monthly maintenance fee with a 10% discount is \$706.50. The 10% discount needs to be retroactively credited from the date the new operators were installed. Furthermore, it is noted that Park Pro is to paint the recently repaired gate armatures to match the gate.

Notation: Lepin and Renehan Management to supply the overnight parking rules to Doreen so that they may be included in the upcoming newsletter.

Resolved: To table the following items until the November 25th, 2008 Board of Directors meeting:

- Sidewalk Repairs
- Round – About for Back Entrance to Renaissance
- Enforcement of Parking
- Security Signs/Crime
- All Weather Outlets
- Cleaning Gazebo Areas Including the Grills
- Concerns Regarding Mr. Scoggin
- Review the Monetary Penalty Policy
- Block Wall Damages
- Clearwater Proposal #E087-722

There being no further business to come before the Board, the meeting adjourned at 8:46 p.m. The next meeting will be on November 25th, 2008 at Tumbleweed Recreation Center.

Respectfully submitted,



Nick Ferre
Recording Secretary

Respectfully submitted,



Joanne Wastchak
Secretary