

**ARDEN PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING MINUTES  
NOVEMBER 25, 2008**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, November 25, 2008 at Hancock Elementary School Media Center, Chandler, Arizona.

**Present:** Mark Fitch, Kevin Mullaney, Brian McC Carson, Kevin Slattery and Joanne Wastchak

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

**Absent:** Jaganmohan Kandi and Doreen Berman

**Guests:** Scott Kann - Committee Member, left the meeting at 7:00  
Jim Sarver – Committee Member, left the meeting at 7:10

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

**Notation:** Landscape Chair Scott Kann, reported that he had addressed the board's concerns with Ray Spradley of Apex Landscaping regarding dead bushes and trees and grass in the lake. Scott received Ray's response on these issues and read them to the board. The board instructed management to contact Apex Landscaping in writing with the following expectations:

- Crew members should be reporting any trees or plants that are showing stress to their supervisor immediately so that it can be forwarded to management and the necessary corrective actions can be taken in a timely manner and
- Irrigation must be checked weekly in accordance with the landscape maintenance agreement. In addition the Board wants a monthly report sent to management with any problems that were addressed.

**Resolved:** To obtain four or five Landscape Maintenance proposals using Epic Landscape and Letourneau Landscape for two of the proposals.

**Notation:** Scott reported on the MAG contracts offered by Park Pro agreeing to reduce the monthly rate by 10% for each community for the one year contract period. If Park Pro includes 24 hour service the cost would be \$706 with the 10% discount and with next day service it would be \$600 with the 10% discount. Park Pro also agreed to refund 10% on past payments from September 1, 2008 forward.

**Resolved:** To sign the Park Pro contracts for gate maintenance with 24 hour service at a cost of \$387.00 plus tax for Renaissance and \$319.50 plus tax for Carriage Glen, both of which include the 10% discount.

**Notation:** The Architectural Committee had nothing to report.

**Notation:** Doreen Berman, Website Chair reported via email on the following:

- Updates made; New Board of Directors and 2009 Meeting Schedule
- Real Estate Listing last updated on November 10, 2008
- New Meeting Agenda section added

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- The August 26, 2008 Meeting Minutes were posted

**Resolved:** To approve the November 4, 2008 Open Session Meeting Minutes, as written.

**Resolved:** To accept the October 30, 2008 financial statement, subject to audit.

**Resolved:** To approve the proposals for sidewalk repairs from Imagine Architectural Concrete dated September 25, 2008, in the amount of \$1,736.87 for Renaissance and \$3,763.22 for Carriage Glen, including taxes.

**Resolved;** Not to accept proposals from Econolight, Inc., Apex Landscaping, JWC Construction and Advanced Repair Technologies to install an island at the back entrance to Renaissance which was designed to take out the asphalt, add plants, irrigation and electrical service due to the cost factor.

**Resolved:** To solicit three proposals to put in an island at the back entrance to Renaissance with 6" to 8" curbing and pavers per exhibit drawing showing the length to be at least 55', width of the circle to be at least 20' and tapering to 3' at driveway entrance. Kevin Mullaney will over see the project.

**Resolved:** To have management continue addressing on street parking as follows:

- No enforcement letters are to be sent from weekly day time management drives
- Letters for over night parking are to be sent if homeowners send a written complaint giving the adequate description of the vehicle and address where vehicle is parked.
- Homeowners complaining of vehicles parked on public streets that are causing a driving hazard or violating a city code will be instructed to contact the Chandler Police Department to file the complaint if they are not comfortable speaking with the neighbor.

**Resolved:** To get a legal opinion on the signs at the three entrance gates that state there are surveillance cameras when they do not exist and to request three proposals for new signs with wording to be suggested by the attorney.

**Resolved:** Not to install all weather outlets in the common area turn-a-bouts in the community.

**Further**

**Resolved:** To contact the City of Chandler the first of January and report the Christmas decorations in the turn-a-bout at the end of Illinois, installed by homeowners that are using the association's light fixture, which they converted to an outlet to provide power to the decorations.

**Tabled:** Installing another pedestrian gate at Carriage Glen.

**Resolved:** The Board of Directors has accepted the corrections made by Mr. Scoggins along Hartford on the association's property and considers this issue closed.

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- Resolved:** To make the following changes to the Monetary Penalty policy:
- The first monetary penalty will be imposed in the third notice?
  - To remove the second violation listed regarding incomplete front yard landscaping with-in 90 days of close of escrow, since all front yards have now been installed.
- Notation:** The board would like to see a friendlier first non-compliance letter and asked management to bring sample letters to the next meeting.
- Resolved:** Kevin Mullaney will draft a letter to be approved by the board prior to mailing to the homeowners, regarding the condition of common area block walls and the homeowner's responsibility to make sure the integrity of the wall is not jeopardized.
- Tabled:** Clearwater proposal #E087-722 for installation of a Dayton Tubeaxial exhaust fan in the Ryan and Bluebird vault.
- Resolved:** To accept Clearwater's proposal dated 11/24/08, in the amount of \$2,491.13 including tax, for labor and materials to repair damage to the control panel for the fountain at Ryan and Alma School.
- Notation:** Mark Fitch signed the Reclaimed Water Agreement with the Municipal Utilities Department, Water Distribution Division, City of Chandler. The Municipal Utilities will be providing the reclaimed water for the association and in place of Ocotillo Lake.

There being no further business to come before the Board, the meeting adjourned at 7:50 p.m. The next meeting will be on January 27, 2009 at Tumbleweed Recreation Center.

Respectfully submitted,



Kitty Davies  
Recording Secretary

Respectfully submitted,



Joanne Wastchak  
Secretary