

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
NOVEMBER 27, 2007**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, November 27, 2007, at Hancock Elementary School Media Center, Chandler, Arizona.

Present: Doreen Berman, Scott Kann, Brian McCarson, Tom Bailey, Mark Fitch and Brock Moses

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

Absent: Kevin Slattery

Guests: Kenda Daria from Safe and Sound Playgrounds

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

Notation: Kenda Daria from Safe and Sound Playground gave a brief overview of the services they provide in caring for playground equipment and surrounding areas.

Resolved: To accept proposal from Allied Asphalt, not to exceed \$1000.00 to roll a coating of sealer over the paint trail that was spilled on the streets in Renaissance.

Resolved: To send a letter to lot #16 (Hodge) stating the driveway will stand as disapproved, but no further action will be taken by the board unless complaints are received from homeowners.

Further

Resolved: The letter is to include, the board realizes the Hodge's intentions were good by trying to improve the property and following the CC&R's by submitting for making changes. However if they would have waited for approval prior to completing the work this situation could have been avoided.

Resolved: To approve reimbursing Mark Fitch \$291.25 for towing charges incurred during the time the association was resurfacing the streets and to not pass this cost onto the homeowners whose cars were towed.

Resolved: To send a newsletter to homeowners with an explanation of the increase in assessments for 2008 and letting them know what information is available on the new website.

Resolved: To approve the October 23, 2007 Open Session Meeting Minutes, as written.

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

Resolved: There are no reserve projects for 2008 at this time.

Resolved: That Scott Kann will ask Mike from Fence Systems if he has the capability to install an electromagnetic lock system on the pedestrian gates and if so obtain a proposal for the six gates.

Resolved: That Mark Fitch will obtain information on who put in the electromagnetic lock system in a development in Awatukee and pass this information on to management.

Resolved: To accept proposal from Fence Systems for removing the existing push bottom system and installing a key lock system for six pedestrian gates with price of \$5,157.99 to include painting of all pedestrian and vehicle gates and decorative wrought iron at Renaissance main entrance gate, but not to move forward on this until additional proposals for electromagnetic lock system is obtained.

Further

Resolved: The acceptance of this proposal will be rescinded if an electromagnetic lock system can be obtained at an affordable price.

Notation: The board reviewed the four proposals for Water and Equipment Maintenance and Repair. The board agreed to eliminate H2Ology due to the high monthly cost and all the additional fees that would be applied. The proposals from Water Resource Management and Aquatic Consulting were for Water Maintenance only and both stated that Equipment Maintenance was not included in the cost. Clearwater Engineering currently maintains the Equipment and subs out the water maintenance. Clearwater Engineering submitted a proposal for Equipment Maintenance only and the board is considering continuing his service for servicing the equipment pending further information from Water Resource and Aquatic Consulting.

Resolved: That Brian McCarson will contact Water Resource and Aquatic Consulting to obtain the following information:

- Would Aquatic Consulting be willing to bill for chemicals as needed instead of a set amount per month.
- How much chemical in dollar amount per month would Water Resource estimate.
- Would either Aquatic Consulting or Water Resource have the capability to maintain the equipment maintenance without subbing out and if so what would be the cost.
- If either Aquatic Consulting or Water Resource sub out the equipment maintenance, what would they charge be per quarter.

Further

Resolved: Brian McCarson will email the information from Water Resource and Aquatic Consulting to management who will email as a motion for each board member to vote on in lieu of a meeting.

Resolved: To accept Safe and Sound's proposal to perform an annual audit at a cost of \$250.00 and annual cleaning of the tot lot and surrounding area at a cost of \$170.00.

Tabled: Changes to Penalty Policy and Compliance Letters.

Notation: Doreen Berman informed the board Metro Fence Company, Inc. may not be able to install the block wall along Alma School due to scheduling conflicts.

Resolved: To accept another Fence Company selected by Doreen Berman to install the block at a cost not to exceed the amount accepted from Metro Fence Company.

Resolved: To accept "option B" on proposal from Superlite Block in the amount of \$2,134.55 for additional blocks to be stored for future use.

There being no further business to come before the Board, the meeting adjourned at 8:56 p.m. The next meeting will be on January 22, 2008.

Respectfully submitted,

Respectfully submitted,

Kitty Davies
Recording Secretary

Brian McCarson
Secretary