

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
NOVEMBER 28, 2006**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, November 28, 2006, at Hancock Elementary School, 2425 S. Pleasant Drive, Chandler, Arizona 85248 at 6:00 p.m.

Present: Mark Fitch, Tom Bailey, Scott Kann, Jen Larson and Doreen Berman

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

Absent: Jerry Brooks and Brock Moses

Guests: Brandi Morrison (Lot #342), Patsy & Jerry Talamanto (Lot #39), Tom Lacher (Lot #71), Buzz Call (Lot #41) and Kevin Neumann (Lot #55)

The meeting was called to order at 6:04 p.m. by Mark Fitch. The following resolutions were unanimous unless otherwise noted.

Notation: Buzz Call (Lot #41) expressed his concern with the Design Guidelines for Architectural Improvements which do not allow homeowners to park on their driveway extensions. He currently has 5 cars and soon to have 6 with another child turning sixteen.

Notation: Tom Lacher (Lot #71) expressed his opinion on the tot lot cover for the playground equipment. He feels the association should not pay this expense when the playground only serves those who live close to the equipment. The Board shared their decision from last month's meeting not to pay for the cover but make a request to Fulton Homes and the Dermatology Society to donate the tot lot cover.

Notation: Patsy & Jerry Talamanto (Lot #39) expressed their concern of having to pay for replacing the Elm tree that was taken out by Apex Landscaping. The tree had blown over several times and Apex Landscaping re-staked the tree. The third time the tree fell Apex Landscaping removed it when the tree was still living.

Resolved: The Board agreed that Apex Landscaping should pay to have the tree replaced but if Apex disagrees with this decision the Association will pay to replace the tree.

Notation: Brandi Morrison (Lot #342) requested to have the current penalty of \$100.00 for landscape violation waived. She presented pictures of the bush in question that continues to drop debris and feels they have done everything possible to maintain their landscaping.

Resolved: The Board agreed to waive the \$100.00 landscape penalty for Lot #342 (Morrison).

- Resolved:** To have Management work with Lot #342 (Morrison) addressing the problem of the debris with continued letters that will not incur penalties.
- Resolved:** To approve the minutes from the October 24, 2006 Board Meeting, as written.
- Resolved:** To accept the Financial Statements dated October 30, 2006, subject to audit.
- Notation:** Scott Kann reported that he has not received a call from Lynn Pitzer, Chair of the Architectural Committee, to attend meetings to address new submittals. Management advised that a new system was in place where the assistant will tract submittals and when the committee has about ten days left to respond, Management will notify the architectural committee by E-mail.
- Notation:** Scott Kann reported for the Landscape Committee on his conversation with Ray from Apex Landscaping. Ray agreed that Apex Landscaping could take care of all the trees through 2007, and stated that he employee's an arborist to care for the trees. Scott asked Ray if the association accepted the proposal from Tree Doctor to care for the trees would the new landscape contract be less. Ray stated the renewal in January would remain the same and in March when the new law takes effect regarding minimum wage, he would be increasing the monthly fee \$300.00 to cover that expense.
- Notation:** The Board agreed they need to find someone who can make changes to the website to make it more user friendly. They want to make information available to the homeowners on decisions made by the board and post any changes made to the guidelines. Mark Fitch will ask his wife Kathryn if she would be interested in updating the website.
- Notation:** The entire board has concerns with Apex taking proper care of the trees to make sure they mature properly. They have noticed that many trees are choking from the line supports and that stakes have not been moved out and lowered to allow the tree to grow properly. Mark Fitch meet with Benjamin from Tree Doctors and Benjamin pointed out the problem with several of the trees that had not been crowned and pruned at a young stage. They did not develop a single trunk support but grew two large branches. This is a problem in helping the tree develop a single trunk.
- Resolved:** To have Management contact Ray from Apex Landscaping to address the Associations expectations of caring for the trees. The irrigation systems need to be checked to make sure the homeowners have adequate water supply and the drip line is extended for adequate root growth. The lines from the stakes to the tree need to be checked to make sure they are not strangling the tree and to remove stakes that are no longer needed for support.

- Resolved:** To approve the Addendum attached to these meeting minutes relating to a small claim complaint being answered by the defendant.
- Resolved:** Not to have the attorney analyze the CC&R's regarding the five or ten most common violations.
- Resolved:** To approve the Addendum attached to these meeting minutes relating to handling claims before the Administrative Law Judge.
- Tabled:** The approval on the proposal from Tree Doctor dated August 17, 2006.
- Tabled:** Further discussion on the tot lot cover until Brock Moses reports on finding funding for the project.
- Resolved:** That the Board is in agreement with Mark Fitch on protecting the name of Arden Park as a pristine property by not allowing signage of any kind to be placed on the common areas at Arden Park.
- Tabled:** The purchase of park benches and waste containers in the common areas until another quote can be obtained.
- Resolved:** To have Management obtain at least one more bid for park benches and waste container.
- Resolved:** That a decision on granting an easement to Mr. Scoggin will not be made at this time. Mr. Scoggin will be going through with his plans to develop his lots but this does not concern the Association at this time.
- Resolved:** That no action is needed in responding to Robert Smith (Lot #251) who is volunteering to replace the tree that was stolen several months ago.
- Notation:** Doreen Berman commented on the wording in the CC&R's requiring homeowners to care for the trees in the tree lined areas. She feels it contradicts who is responsible for the care of trees and feels the CC&R's need to be clearer on what the association and the homeowner are responsible for.
- Tabled:** The request from Nathan Finch (Lot #122) regarding his Elm tree that has been cut back and looks like a bush until further information is obtained by board members looking at the tree.
- Resolved:** That Jen Larson and Scott Kann will meet and look at the tree on lot #122 to determine what needs to be resolved.

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Notation: Scott Kann inquired on the bids requested for the block fence that was damaged by a car. Management reported that one bid has come in and the two other companies have promised their bids by Friday December 1, 2006. Mark Fitch gave Management the insurance information needed to process the claim.

There being no further business to come before the Board, the meeting adjourned at 9:10 p.m. The next meeting will be the on January 23, 2007.

Respectfully submitted,

Respectfully submitted,

Kitty Davies
Recording Secretary

Jen Larson
Secretary