

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
MARCH 3, 2009**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, March 3, 2009 at C3 Storage Conference Room, Gilbert, Arizona.

Present: Kevin Mullaney, Brian McC Carson, Kevin Slattery, Doreen Berman, Joanne Wastchak and Jaganmohan Kandi who arrived at 6:38 p.m.

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

Absent: Mark Fitch

Guests: Scott Kann and Jim Sarver - Committee Members

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

Notation: Landscape Chair Scott Kann, gave a report on the landscape walk that took place on Tuesday, February 24, 2009 and presented the estimate from Apex Landscape for plant replacement for the board's approval.

Notation: Website Chair Doreen Berman reported that the Real Estate section will be updated in March. Doreen requested that the mass emailing be set up through Lepin and Renehan Management. Kitty will have someone from Lepin and Renehan Management contact Doreen regarding the set up for mass emailing.

Resolved: To approve estimate #550 dated 2/27/09 from Apex Landscape for plant replacement in the amount of \$3,356.89.

Resolved: To approve the January 27, 2009 Open Session Meeting Minutes, as written.

Resolved: To accept the January 31, 2009 financial statements, subject to audit.

Tabled: Review of insurance proposals for the April 28, 2009 board meeting.

Resolved: To amend the fines for violations as follows:

- Trash/Recycle Receptacles – Street Parking/Stored Vehicles – All other Violations
 - First penalty \$50.00
 - Second penalty \$75.00
 - Third penalty \$100.00
- RV/Trailer, Etc. to remain the same
 - First penalty \$100.00
 - Second penalty \$200.00
 - Third penalty \$300.00

Resolved: To have the remaining 2009 scheduled board meetings at C3 Storage and the Annual Meeting at Hancock Elementary School in the multi-purpose room.

Notation: Joanne Wastchak asked the board if C3 Storage could put an ad in the newsletter to advertise the facility. The board had made a decision in 2008 not to allow any advertizing due to liability issues. The board did agree to put a thank you in the newsletter to C3 Storage for allowing the board to meet in the C3 Storage conference room at no charge.

Resolved: To address the issue of deterioration of block walls in the spring newsletter.

Resolved: That the board has fulfilled its obligation by obtaining the necessary information and estimate to put an additional pedestrian gate for the Carriage Glen homeowners and to have Kevin Slattery turn this information over to Gordon Grieb.

Further

Resolved: That Gordon Grieb will need to petition the homeowners in Carriage Glen to get the necessary 2/3 signatures with a majority acceptance to pay a special assessment to put in the gate. All assessments will need to be paid prior to installing the gate.

Resolved: To vote in lieu of a meeting to approve the estimate from either Fast Signs or Signs by Tomorrow once information on a UV laminate for protection from fading is obtained for the reclaimed water signs and the additional cost, if any.

Notation: The topic of board member attendance was presented by Mark Fitch and read by Kitty Davies in his absence.

Notation: The following topics were suggested for the next agenda:

1. Finding additional vendors who perform the same service as Clearwater
2. Obtaining the following information from Rick Amalfi:
 - Does the current contract include checking the skimmers and baskets at the water features each month and if not what the cost would be to add this?
 - Do they vacuum the bottom of the water features when needed?
 - When does he think the water features may need to be drained and cleaned?
3. Discussion on changes to the Collection Policy

There being no further business to come before the Board, the meeting adjourned at 7:48 p.m. The next meeting will be on April 28, 2009.

Respectfully submitted,



Kitty Davies
Recording Secretary

Respectfully submitted,



Joanne Wastchak
Secretary