

ARDEN PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING MINUTES  
APRIL 25, 2006

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, April 25, 2006, at Hancock Elementary School, 2425 S. Pleasant Drive, Chandler, Arizona 85248 at 6:00 p.m.

Present: Mark Fitch, Scott Kann, Tom Bailey, Jerry Brooks, Jen Larson, and Kevin Slattery.

Also

Present: Donna Schinke of Lepin and Renehan Management, Inc.

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

Guests: Chris and Michele Scoggin. They own the vacant land directly West of the Arden Park subdivision fronting Germann Road. They would like to purchase a small portion of the landscape strip on the Westside of Hartford Street. Also included on the strip is a six foot tall block wall that parallels the border between his property and Arden Park HOA.

Notation: Mr. Scoggin is interested in purchasing thirteen (13) feet of property zoned AG-1. He would like the Board of Directors too consider an outright sale of the piece of land, but is also interested in the possibility of a right away easement to Arden Park property.

He would like to build custom homes with large setbacks on one acre lots on an adjacent parcel of land. The property he is proposing to purchase would provide right of way access to this property. Mr Scoggins says that the City Council will give approval if Arden Park agrees to sell fee simple or document the proposal with a one time contribution for He is willing to pay for right of way access or out right sale of the land.

Resolved: That Jerry Brooks will be the liaison between Mr. Scoggin and the Arden Park Board of Directors.

Resolved: To approve the minutes of the February 21, 2006, board meeting as written.

Resolved: To approve the financial statements for the months of January, February, and March 2006, subject to audit.

Notation: Teresa Padilla, Accounting Administrator for Arden Park will be asked to call Mark Fitch, Jerry Brooks, and Tom Bailey to set up an appointment to talk about putting some of the association's Reserve money in to CD's in order to earn more interest.

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Resolved: To appoint Doreen Berman Lot #31 to the unexpired term of Corky Silver. His term will be up on September 2006.

Resolved: To obtain prices for 8-10 bulletin boards that that are being considered for installation at the mailboxes within the Association. These bulletin boards must have heavy duty plexiglass fronts.

Further

Resolved: If someone tapes up something on the pexiglass, it will be immediately removed.

Resolved: Fast Signs of Chandler will be contacted to put together a sign for the entry across from the school. It will be about 2 feet square in size. Short poles and screws will also be needed. The text is to read: "No Parking in the Entry Drive Tow Away Zone." It will be in the tan background with green lettering used on the other association signs. The sign will be emailed to Scott Kann for approval before it is made up.

Resolved: Mike of Fence Systems, Inc. has added a Can't Slam to each of the pedestrian gates, at a price of about \$60.00 each. He is also adding gate stops which be shown as a separate line item on the bill. All gates are working and completed. The bill will be forthcoming.

There being no further business to come before the Board, the meeting adjourned at 8:10 p.m. The next meeting will be May 23, 2006.

Respectfully submitted,

Respectfully submitted,

Donna J. Schinke  
Recording Secretary

Jen Larson  
Secretary