

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
MAY 22, 2007**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, May 22, 2007, 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, Jerry Books, Doreen Berman and Brock Moses

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

Absent: None

Guests: Lynn Pitzer, Lot #253, Michelle Weiss, Lot #110, Kenia Mendez, Lot #114, Wayne Bell from Clearwater Engineering and Ralph Mooney from Lake Maintenance Services

The meeting was called to order at 6:00 p.m. by Mark Fitch. The following resolutions were unanimous unless otherwise noted.

Notation: Wayne Bell attended the meeting to explain why the watering system failed and what was done to correct the problem. He also wanted to attend to answer any questions that the Board may have in regards to the pump station. Ralph Mooney attended to answer questions regarding the water treatment for all the water features and the lake.

Notation: Lynn Pitzer and Michelle Weiss are Architectural Committee members and attended the meeting for the purpose of deciding how the committee should be set up in regards to meetings for architectural submittals.

Notation: Kenia Mendez addressed the Board regarding her appeal to waive late fees and NFS fee.

Resolved: To waive the late fees and NFS fee for Lot #114 (Mendez), six in favor, one abstained.

Resolved: To approve the April 24, 2007 Open Session Meeting Minutes, as written

Resolved: To accept the Financial Statement dated April 30, 2007, subject to audit.

Notation: Brock Moses had questions for accounting and collection regarding budget for liens and year to date receipts. Management suggested that Brock contact Helen and Teresa directly for his answers.

Resolved: In Lieu of a meeting of the Board of Directors the Board unanimously voted via E-Mail to accept proposal #336 dated 3/30/07 from Apex Landscaping in the amount of \$10,359.58 for plant replacement.

Resolved: That Doreen Berman would make all the final decisions regarding the website that is being designed and maintained by Doug Domke from D2 Web Design.

Further

Resolved: The Board approved up to \$750.00 to set up the website.

Resolved: To approve a second layer of seal coating for an additional \$5,375.00 on the previously approved proposal from Allied Asphalt in the amount of \$23,950.00, plus tax.

Resolved: Not to accept H2Ology's proposal dated May 9, 2007 for monthly maintenance of the pump station and water features in the amount of \$1,650.00 per month at this time.

Further

Resolved: To give Clearwater Engineering until July 31, 2007 to see if things improve as far as service time and the treatment of the water.

Tabled: The decision on replacing the six pedestrian gates until further testing is completed on the replacement of the kant slams on one gate.

Resolved: That all Board members will respect others and will not communicate in person or E-Mail in a negative way. All communication should be directed to the management company in regards to suggestions or comments on pending decisions.

Resolved: The contract to purchase property from Arden Park by the City of Chandler will be sent to the Management Company who will then forwarded it to Jerry Brooks who will give an over view of the purchase contract at the next Board of Directors meeting.

Resolved: Not to grant approval for the placement of a memorial on Arden Park property at the corner of Alma School and Ryan in commemoration of the death of a young man.

Tabled: The purchase of block for replacement of damaged block walls.

There being no further business to come before the Board, the meeting adjourned at 8:59 p.m. The next meeting will be the on July 24, 2007.

Respectfully submitted,



Kitty Davies
Recording Secretary

Respectfully submitted,



Jen Larson
Secretary