

ARDEN PARK HOMEOWNERS ASSOCIATION
Annual Membership Meeting
September 22, 2009

The Annual Meeting of Membership of Arden Park Homeowners Association was held on Tuesday, September 22, 2009, at Hancock Elementary School, 2425 South Pleasant, Chandler, Arizona, at 6:30 p.m.

Directors in attendance were Mark Fitch, Doreen Berman, Kevin Slattery, Brian McCarson, Joanne Wastchak and Kevin Mullaney. Also present were Nick Ferre, C.E.O. and Kitty Davies, Community Manager of Lepin and Renehan Management.

A quorum was established with 45 lots represented, 18 in person and 27 by absentee ballot.

The meeting was called to order at 6:30 pm by Mark Fitch, Board President.

The Affidavit of Mailing was presented.

The President's Report was presented by Mark Fitch and included the following topics:

- Tot Lot safety surface was repaired and sealed.
- Sidewalk repairs were completed in Renaissance and Carriage Glen
- Tree Trimming for the entire Association
- Drywell Cleaning
- New street signs ordered for Renaissance and Carriage Glen
- Brian McCarson, Treasurer gave a brief summation of the Association's finances and the 2010 budget.

There were no nominations for election to the Board of Directors received prior to the meeting. The following homeowners were nominated from the floor: Michele Weiss, Curtis Johnson, Ming Chen and Anita Renner. Johann Brandt and Nina Linder volunteered to collect and count ballots. Mark Fitch announced that Ming Chen and Michele Weiss had been elected to the Board of Directors.

A general discussion took place which included the following topics: Compliance letters for landscaping, replacing the street sign in Renaissance that has the wrong street numbers, collecting transfer fees and working capital at the close of escrow, removing one third of the common area plant material, enforcement that would require homeowners to report renter information and do background checks on the tenant, sending information to homeowners regarding general maintenance and painting of their home, having social events and rewards for yard maintenance as a positive reinforcement.

Additional discussion of the following topics will be placed on the next Board meeting agenda for discussion: Transfer and working capital fee collection at closing, owner responsibilities related to notification of rental property and the association hosting social events throughout the year.

There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Kitty Davies
Recording Secretary

Respectfully submitted,



Board Member