

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
JANUARY 28, 2010**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Thursday, January 28, 2010 at C3 Storage Conference Room, Gilbert, Arizona.

Present: Kevin Mullaney, Brian McCarson, Ming Chen and Michele Weiss

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

Absent: Kevin Slattery, Joanne Wastchak and Anita Renner

The meeting was called to order at 7:40 p.m. by Kevin Mullaney. The following resolutions were unanimous unless otherwise noted.

Notation: The Design Review Committee reported that homeowners are installing or changing things without first submitting for review and approval. Management should be notified of these changes so a letter can be sent instructing homeowners to submit.

The Landscape Committee has not set a date for the landscape walk. The board would like it completed by the end of February so a proposal for additional landscaping can be approved at the March board meeting and planting can begin by the first of April. Jordon from Apex Landscaping submitted for the committee's approval, pictures on how he would like to trim the bushes. Jim Sarver will take the submitted pictures to the next landscape meeting for approval.

The Real Estate section on the website was updated on January 5, 2010 and the next update will be in March. The website traffic is as follows:

- Month of January to date there were 181 unique visitors (unique IP addresses) and 4,726 hits
- Month of December there were 187 unique visitors (unique IP addresses) and 4,969 hits
- Month of November there were 176 unique visitors (unique IP addresses) and 4,059 hits.

There was no report from the Social Committee

Michele Weiss completed the newsletter and gave copies to the board for review. Michele will send management a black and white copy to be printed and mailed and a color copy to put on the website and the group email list.

Resolved: To approve the November 24, 2009 Open Session Meeting Minutes, as written.

Resolved: To accept the November 30, 2009 and December 31, 2009 financial statements, subject to audit.

Resolved: To transfer \$15K from the Arden Park operating fund into the following reserves:

- \$2,400 to Renaissance Street Reserve
- \$400 to Carriage Glen Street Reserve
- \$12,200 to Arden Park Landscape Renovation Reserve

Resolved: To approve the renewal with The Mahoney Group for the Association's insurance at a cost of \$5,198.00 yearly for general liability, fidelity and D & O coverage.

Notation: The Board would like management to bid the association's insurance and have the bids included in the August 26, 2010 board packet.

Tabled: Proposals for painting the view fencing until the February 25, 2010 board meeting.

Tabled: Proposals for installing a new fertigation system until the February 25, 2010 board meeting.

Resolved: To approve the proposal from Water Works by George dated 1/19/10 in the amount of \$4,256.00 to make six repairs on all three fountains. Water Works by George is to provide a warranty on the materials and labor.

Notation: The SRP easement was discussed and the board agreed to sign the easement once it receives the following from SRP:

- Estimated start to finish time
- Insurance Certificate
- Soil Compaction test upon completion
- Surety Bond
- Possibility of putting in a vault on Felix, not a box
- That all switch fusions and transformers will be painted to match view fence color

There being no further business to come before the Board, the meeting adjourned at 8:15 p.m. The next meeting will be on February 25, 2010.

Respectfully submitted,



Kitty Davies
Recording Secretary

Respectfully submitted,



Secretary/Board Member