

**ARDEN PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING MINUTES  
OCTOBER 23, 2007**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Thursday, October 23, 2007, at Hancock Elementary School Media Center, Chandler, Arizona.

**Present:** Doreen Berman, Scott Kann, Brian McCarson and Kevin Slattery

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

**Absent:** Mark Fitch, Tom Bailey and Brock Moses

**Guests:** None

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

**Notation:** Scott Kann reported on behalf of the Architectural Committee. No meeting was held this week as many members were out of town and no submittals were received.

**Notation:** Scott Kann reported on behalf of the Landscape Committee. There was some asphalt hazing on both sides of the back drive. Kevin Mullaney, homeowner, agreed to put down sand which will act as sand paper and remove the hazing.

**Notation:** Doreen Berman Website Administrator will update the Board Members, Real Estate section and add approved minutes. She will also remove the asphalt notice and schedules.

**Resolved:** To appoint board members to the following positions:

Mark Fitch	President
Doreen Bergman	Vice President
Brock Moses	Treasurer
Brian McCarson	Secretary

**Resolved:** Committee members appointed as follows:

Design Review Chair	Michele Weiss
	Scott Kann
	Mark Fitch
	Brock Moses
	Victoria Lara
Landscape Chair	Scott Kann
	Jim Sarver
Website Administrator	Doreen Berman

**Resolved:** To appoint Brian McCarson as primary contact and Scott Kann as secondary contact for signing checks and receivables paperwork

**Resolved:** To approve the August 28, 2007 Open Session Meeting Minutes, with correction of typing error.

- Resolved:** To approve the Annual Meeting minutes with correction of spelling error.
- Resolved:** To accept the Financial Statement dated August 31, 2007, subject to audit. Scott Kann abstained from voting.
- Tabled:** The September 25, 2007 Financial Statements.
- Resolved:** To approve Addendum to the Meeting Minutes for the 2008 Budget as attached.
- Tabled:** Review of reserve projects for 2008
- Tabled:** Fence System's proposal for making changes to the pedestrian gates.
- Resolved:** To approve replacing the view fencing that runs along Alma School Road with block, with the cost not to exceed \$39,000.00 including taxes.
- Resolved:** To contract with Metro Fence Co., Inc. to replace 441 feet of view fencing with block, raise 335 feet of existing wall and cut 441 feet of wall, clean and haul away old block, at a cost not to exceed \$39,000.00.
- Resolved:** To accept Metro Fence Co., Inc proposal dated August 28, 2007 in the amount of \$980.00 to repair wall at Carriage Glenn where work was not completed to the association's satisfaction by SLJ Landscape and Maintenance.
- Further Resolved:** To pay for the Carriage Glenn wall repair with half of the insurance money that was not paid to previous vendor in the amount of \$750.00 and pay the remainder from Carriage Glenn's budget.
- Tabled:** Signing agreement to absolve SLJ Landscape and Maintenance if payment of \$230.00 is repaid to the association until the wall is found not to have further structural damage from repairs made by SLJ.
- Tabled:** Review of Water Treatment proposals until November 27, 2007 meeting.
- Tabled:** Review of Playground audit and cleaning proposals until November 27, 2007 meeting.
- Resolved:** Not to reimburse Kevin Mullaney for pesticide he purchased to spray the outside perimeter wall between lots 1 and 4.
- Resolved:** Not to order Fire Lane signs for the back entrance to Renaissance at this time.

There being no further business to come before the Board, the meeting adjourned at 8:52 p.m. The next meeting will be on November 27, 2007.

Respectfully submitted,

Respectfully submitted,

Kitty Davies  
Recording Secretary

Brian McCarson  
Secretary