

**ARDEN PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING MINUTES  
MAY 27, 2008**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, May 27, 2008, at Tumbleweed Recreation Center, Chandler, Arizona.

**Present:** Doreen Berman, Brian McCarson, Tom Bailey, Mark Fitch, Kevin Slattery and Scott Kann  
(Kevin Slattery left the meeting at 8:30 p.m.)

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

**Absent:** Brock Moses

**Guests:** Jim Sarver, lot #2, Kevin Mullaney, lot #1 and Jerry Brooks, lot #7

The meeting was called to order at 6:03 p.m. by Mark Fitch. The following resolutions were unanimous unless otherwise noted.

**Notation:** Jerry Brooks informed the board that many of the Renaissance homeowners were concerned about the amount of money the board approved for the block wall that replaced the view fence. He suggested that the board send out a letter with all the facts it considered and the correct dollar cost of the project.

**Notation:** Each board member agreed that homeowners need to be informed about the block wall project and also be informed about projects in the future prior to board approval.

**Resolved:** That Brian McCarson and Doreen Berman will write a newsletter to include all the completed projects detailed with cost factors and what they considered before approving.

**Notation:** Kevin Mullaney presented a draft for changes to the Bylaws in regards to the board spending money for capital improvement.

**Resolved:** To ask the association's attorney to review the drafted changes and the association's documents prior to presenting to the membership for a vote and to draft a ballot in accordance to the Bylaws.

**Notation:** Scott Kann, Landscape Chair, approved the removal and replacement of two dead trees at the end of the cul-de-sac on Dakota Place.

**Notation:** Doreen Berman, Website Chair, will be updating the Real Estate section, make board of director changes and look at adding a new section for reporting upcoming projects and general upkeep.

**Resolved:** To approve the April 22, 2008 Open Session Meeting Minutes, as revised.

**Resolved:** To accept the February 29, 2008 and March 31, 2008 and April 30, 2008 financial statements, subject to audit.

- Notation:** Brian McCarson recommended modifying the financial statements for the gated communities to more easily reference the assessment receipts. The board agreed to add notes to the financial statements to reference line items that relate to each other.
- Tabled:** Changes to the monetary penalty policy until the board has time to review the current policy.
- Notation:** Management will email the board copies of current monetary penalty policies to help in making changes.
- Resolved:** To change the wording and make additions to the non-compliance letters as follows:
1. First letter add the following to the last sentence of the third paragraph:
    - To avoid a second notice which would result in a \$50.00 penalty.
  2. Second letter revise the last sentence of the first paragraph to read:
    - Because it was not corrected or has recurred, you have been assessed a fine of \$50.00 which has been posted to your account.
  3. Second letter add the following sentence at the end of the first paragraph:
    - Please be advised that if a third letter becomes necessary it will result in a \$100.00 penalty.
  4. Third letter revise the last sentence of the first paragraph to read:
    - Because it was not corrected or has recurred, you have been assessed a fine of \$100.00 which has been posted to your account.
- Tabled:** Water damages to the common area block wall until management and Doreen Berman have driven the property in July to observe the walls once they have dried.
- Tabled:** Bid proposal from Park Pro to replace the current gate operators at Renaissance and Carriage Glen until Scott Kann goes over the proposal with Park Pro.
- Resolved:** To schedule the annual meeting for Tuesday, September 23, 2008, at 6:30 p.m. to be held at Hancock Elementary School.
- Resolved:** To approve the proposal from Torrent Resources for cleaning 12 drywells and repairing 5 drywells at a cost of \$14,200.00 and with Torrent crediting the \$750.00 previously paid for the inspection, bringing the cost to \$13,450.00.
- Notation:** Jim Sarver reported that the pedestrian gates are very loud when they are closed and impossible to close quietly. Scott Kann believes this is due to the mesh screening that vibrates. Scott will contact Fence Systems to see if spot welding the screen would help and get his opinion on adding Kant slams.
- Resolved:** To approve Clearwater's proposal #E087-626 in the amount of \$1,203.27 to remove/repair and or replace ten (10) 500 watt bulbs in the fountains. Work is not to proceed until Scott Kann notifies management to move forward on this.
- Notation:** As of this date Kevin Slattery has not heard from C.T. Price regarding the repairs of the sidewalks previously approved. Management will contact C.T. Price to see why they have not responded to the faxed contract and approval for this project.
- Notation:** Mark Fitch will contact Brook Moses to see if he is still interested in remaining a board member.

**Notation:** Tom Bailey presented pictures of the SRP box and surrounding area where Mr. Scoggins' electrical services were installed.

**Resolved:** To request the association's attorney to communicate with Mr. Scoggins regarding the condition of the association's property which includes missing plants, the soil not being compacted properly causing the trenches to sink, granite that has not been replaced and the possible future damage to the block wall that was not secured during the time the open trench was exposed.

There being no further business to come before the Board, the meeting adjourned at 8:47 p.m. The next meeting will be on July 22, 2008 at Hancock Elementary School.

Respectfully submitted,

Respectfully submitted,

Kitty Davies  
Recording Secretary

Scott Kann  
Secretary