

**ARDEN PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING MINUTES  
JANUARY 27, 2009**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, January 27, 2009 at San Tan Ford, Gilbert, Arizona.

**Present:** Mark Fitch, Kevin Mullaney, Brian McCarson, Kevin Slattery, Doreen Berman and Joanne Wastchak

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

**Absent:** Jaganmohan Kandi

**Guests:** Scott Kann - Committee Member

The meeting was called to order at 6:04 p.m. by Mark Fitch. The following resolutions were unanimous unless otherwise noted

**Notation:** Landscape Chair Scott Kann, suggested the association could save money by not over seeding next fall and reduce the spring planting this year if it became necessary during this slowing economy. Scott did suggest that they plant an additional 8 to 10 trees along the block wall addition on Alma School to finish that project. Scott will schedule a date in February for the spring landscape walk and communicate this to the board and Apex Landscaping.

**Notation:** Website Chair Doreen Berman reported that the Real Estate section was updated on January 26, 2009 and that all meeting information for 2008 was pulled.

**Resolved:** To approve the November 25, 2008 Open Session Meeting Minutes, as written.

**Resolved:** To accept the November 30, 2008 and December 31, 2008 financial statements, subject to audit.

**Resolved:** To renew the association's insurance coverage with The Mahoney Group at the annual premium rate of \$5,198.10 until proposals submitted by Wells Fargo Insurance Services, LaBarre/Oksnee Insurance Agency and CAU of America, Inc. can be reviewed.

**Tabled:** Review of insurance proposals for the March 3, 2009 board meeting.

**Resolved:** To approve changing the first violation letter to a softer request letter and to make the current first letter the second letter and the current second letter the third letter.

**Resolved:** To change the association's penalty policy whereby the third letter will have the first penalty attached and not the second letter.

**Resolved:** Not to employ or install any security services at this time but to put a link for block watch information on the website for homeowners who may want to head a block watch program for their street.

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- Resolved:** To acknowledge that Cathy LaTona, an employee of Lepin and Renehan Management, is related to Mark Besthoff. Mark is an insured handyman contractor who has in the past and may continue in the future to provide service to the Association from time to time.
- Tabled:** Letter to homeowners with information regarding the possible damage or deterioration of block walls. Joanne Wastchak will proof and add pictures to the draft presented at this meeting for the board to review at the next meeting on March 3, 2009.
- Resolved:** Not to change the back entrance to Renaissance by adding pavers and curbing at this time.
- Resolved:** To approve Clearwater proposal #E-08-1030, dated 1/6/09 in the amount of \$1,044.13 for installation of a Dayton Tubeaxial exhaust fan in the Ryan and Bluebird vault.
- Tabled** Replacement of the reflective vinyl on the street signs at Renaissance and Carriage Glen until the August 2009 meeting.
- Resolved:** Not to accept the quarterly maintenance proposal from Best Choice, but to have the picnic area and grills cleaned once a year in October.
- Tabled:** The proposal from Diamond Masonry to add a pedestrian gate until further information and drawings can be obtained.
- Resolved:** To continue using Apex Landscape as the association's monthly landscape service provider at the current rate of \$10,300.00 monthly.
- Tabled:** Proposal for reclaimed water signs from Fast Signs until the March 3, 2009 meeting giving management time to check with the City of Chandler on the required sign size and to obtain two more proposals.
- Resolved:** To accept Aquatic Consulting new contract with regular weekly inspections of the lake and water features for \$750.00 per month and a \$35.00 per month gasoline surcharge during any period of time the price of gas is \$3.00 per gallon or greater.

There being no further business to come before the Board, the meeting adjourned at 7:56 p.m. The next meeting will be on March 3, 2009.

Respectfully submitted,



Kitty Davies  
Recording Secretary

Respectfully submitted,



Joanne Wastchak  
Secretary