

**ARDEN PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
NOVEMBER 24, 2009**

A meeting of the Arden Park Homeowners Association Board of Directors was held on Tuesday, November 24, 2009 at C3 Storage Conference Room, Gilbert, Arizona.

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

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

Absent: None

The meeting was called to order at 6:01 p.m. by Kevin Mullaney. The following resolutions were unanimous unless otherwise noted.

Notation: Nick Ferre was present to introduce Sentry Management, Inc. the new owners of Lepin and Renehan.

Notation: The Design Review Committee had nothing to report

Notation: Kevin Slattery reported that the Landscape Committee met on property along with Kitty Davies, Community Manager to drive the communities and become familiar with each area and to learn the procedure for reporting their findings.

The Board reviewed the granite redressing proposals from Apex Landscape for each community and suggested the Landscape Committee review each community to determine if all areas need to be redressed in each community.

Resolved: To authorize the Landscape Committee to determine which areas in each gated community need to be redressed with granite.

Resolved: To approve proposal #671 from Apex Landscaping in the amount of \$1,888.66 for granite redressing in the master community.

Notation: Doreen Berman, Website Chair reported the Real Estate section was updated on November 20, 2009 and the next update will be December 20, 2009. She will be posting the new meeting schedule for 2010 and updating the Board of Directors.

Resolved: To utilize the website for posting documents that are usually mailed to homeowners in the year end mailing and with the annual meeting notice as long as financial information does not include dollar amounts or reserve account balances.

Further

Resolved: To have Lepin and Renehan Management email the financial information that would be posted on the website to Brian McCarson for final approval of what will be posted.

Notation: The Landscape Committee will schedule a landscape walk in February and will notify the board of the date and time for those who may want to attend.

- Resolved:** To appoint Anita Renner as Social Committee Chairperson and Michele Weiss and Joanne Wastchak as committee members.
- Resolved:** The yearly budget for Social events will be \$1,000.00 and the committee does not need to have the cost for an event approved by the board.
- Resolved:** The Social Committee will need to present its idea for any event to the Board of Directors for prior approval.
- Resolved:** To appoint Michele Weiss as Newsletter Committee Chairperson and Joanne Wastchak as a committee member.
- Notation:** Doreen Berman will forward the newsletter template to Joanne Wastchak for future use.
- Resolved** To approve the September 22, 2009 Annual Meeting Minutes.
- Resolved:** To approve the October 27, 2009 Open Session Meeting Minutes, as written
- Resolved:** To accept the October 31, 2009 financial statement, subject to audit.
- Resolved:** To approve RAD, CPA to do the 2009 Compilation and tax preparation.
- Resolved:** To send lot #90 (Davis) a copy of the CC&R's in response to her request for a statement from the Board that nothing in the CC&R's would prevent a person on parole from living with her.

There being no further business to come before the Board, the meeting adjourned at 7:26 p.m. The next meeting will be on January 28, 2010.

Respectfully submitted,



Kitty Davies
Recording Secretary

Respectfully submitted,

Joanne Wastchak
Secretary

