

**CHAPARRAL ESTATES EAST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION – SEPTEMBER 10, 2008**

Present: Harry Marrs, Bob Kokos, Tracy Hendry, Elaine Dawson and Linda Lang
(arrived at 6:55)

Also Present: Roger & Joyce Coupal, lot #119, Linda Elder, lot #17, Dan & Jan Hopson, lot #118, Marco Cobo's, lot #157 and Kitty Davies of Lepin and Renehan Management

Absent: None

The meeting was called to order at 6:30 p.m. by President, Harry Marrs, at Chaparral Elementary School, Gilbert Arizona

Unless otherwise indicated, upon motion duly made, the following resolutions were unanimously passed.

Notation: Linda Elder, Roger and Joyce Coupal, and Dan and Jan Hopson addressed the board regarding the damage to the block wall that runs along Rittenhouse and backs up to private property. They have spoken to Shea Homes but may not get any results due to time limits and would like help from the association.

Resolved: The board agreed to look into this matter with Shea Homes and to have a building contractor assess the problem and give an estimate on making the necessary repairs.

Notation: Marco Cobo's, lot #157 requested that the board waive his yard maintenance penalties in the amount of \$100.00 and inquired about the possibility of installing lights at the basketball court.

Resolved: To waive Marco Cobo's, lot #157 yard maintenance penalties in the amount of \$100.00.

Notation: Dan Hopson, who is a former board member, said the past board investigated the possibility of installing lights at the basketball court, but did not proceed due to concerns about lights allowing kids to play too late and disturbing neighbors as well as the potential vandalism costs. The current Board of Directors concurred.

Resolved: To approve the meeting minutes for July 9, 2008, as written

Resolved: To accept the financial statement for months ending June 30, 2008 and July 31, 2008, subject to audit.

Resolved: To accept the attached addendum to the meeting minutes for the 2007 Compilation.

Tabled: The 2009 budget

Tabled: Applying for Excellence Award until January 2009.

- Resolved:** That meetings of the Architectural Committee will be held the first Monday of each month or as needed.
- Resolved:** To respond to Albert Warda's (lot #400) request to put a canopy over the tot lot by thanking him for his interest, but budget constraints prevent the Board from considering this project for the time being.
- Resolved:** To remove the tree behind lot #175 (Cratty) per this homeowner's request.
- Resolved:** To approve the attached revised Collection Policy and homeowner reminder notice.
- Resolved:** To accept the attached addendum to the meeting minutes reaffirming the Association's policies.
- Resolved:** Not to revise the Architectural and Landscape Guidelines at this time
- Resolved:** Not to draft a Landscape Maintenance Policy at this time.
- Tabled:** Review of Pest Control proposals until the November 12, 2008 board meeting.
- Notation:** Harry Marrs reported the number of door prizes he has obtained for the Annual Meeting and said he will continue to request donations from other businesses in the area.
- Resolved:** To accept lot #313 (Yitts) explanation of cars parked on the street around their home and the details of her daycare business in the home.
- Resolved:** To approve lot #297 (Elysee) architectural submittal for patio furniture on the front porch.

The next Board of Directors meeting is scheduled for November 12, 2008

There being no further business to come before the Board, the meeting adjourned at 8:22 p.m.

Respectfully submitted,

Kitty Davies
Recording Secretary

Tracy Hendry/or Board Member