



**MARLEY PARK COMMUNITY ASSOCIATION INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
February 11, 2019**

Following are the Minutes of the February meeting of the Board of Directors of Marley Park Community Association Inc., an Arizona non-profit corporation (the "Association"), held on February 11, 2019. The meeting was held at the Heritage Club located at 15210 W. Sweetwater Avenue, Surprise, Arizona 85379.

**Directors Present:** Ms. Valerie Jackson – Owner Director  
Ms. Donna Bronski - Secretary  
Mr. Mark McCall – President  
Mr. Lance Miyatovich – Vice President

**Directors Absent:** Mr. Dan Kelly - Treasurer

**Staff Present:** Ms. Rebecca Zieber, Assistant Community Operations Manager  
Mr. Scott Rowan, Director, Community Assets & Facilities  
Mr. Jesse St.Clair, Manager, Community Assets  
Ms. Tabatha Long, Vice President, Community Operations  
Mr. Darrell Mead, Director, Accounting & Finance  
Ms. Rhiannon Miett, Manager, Community Engagement  
Ms. Kathryn Prusinski, Director, Community Engagement

**Others in Attendance:** 13 residents were in attendance.

**I. Welcome and Introductions.**

**II. Call to Order**

President McCall called the February meeting of the Association's Board of Directors to order at 6:00p.m.

**III. Establish a Quorum:** President McCall established a quorum.

**IV. Officer's reports**

**A. Secretary's Report**

Secretary Bronski presented the Minutes from the January 14, 2019 Board of Directors

Meeting for review. There were no revisions, questions or concerns. The minutes were approved by acclimation.

**B. Treasurer's Report**

Mr. Mead presented the Association's Financial Statements for the period ending January 31, 2019 (the "Financial Report") for review (a copy of which is available on the Community's web-site. No questions or corrections being made. The report was accepted by acclimation.

In response to a question from President McCall about payments in arrears, Meritage is approximately \$16,000 behind related to its half of the median maintenance because of some administrative complications. Gehan Homes is new to Marley Park and hasn't sold a house yet. Lennar also is making payments and are getting caught up. All are expected to be caught up some time this year.

**V. Community Management Report - Ms. Zieber presented the Community management report.**

- A. Landscape Maintenance Contract: Staff is proceeding with drafting all required documents to support the request for bids. Staff is asking for a formal decision on the time line in action items.
- B. 2019 MPCA Board of Director's Election: The term of the two (2) Directors elected in September 2018 (currently serving as President and Vice President) will expire at the annual meeting in March, 2019. Ownerss will elect two (2) Directors to fill these vacancies. The successful candidates will serve for two (2) years.  
February 25—Meet the Candidate's Forum is at 6pm at the Heritage Club  
February 26 - Online voting begins  
March 25 – First Quarter Board meeting and Annual Membership Meeting and Election is at 6pm at the Heritage Club
- C. Capital Projects: Staff is working to implement the capital projects approved by the Board at its November 5, 2018 meeting. Painting is done on the community buildings, cool deck cleaning is completed, and many other things are getting done ahead of schedule. Special thank you to Jesse!
- D. New Operations Coordinator Rachele Stock has joined the DMB Community Life team at Marley Park; she was a Maricopa County judge's assistant prior to this position.

**VI. Committee Reports – Landscaping Committee.** Valerie discussed outcomes from the January 22 meeting. She made a call out for comments on common areas. The committee is scheduled to meet Tuesday, February 19at the Heritage Club Keeping Room at 6:30 pm. Bill Adams did a presentation of the VCP project he is working on. Landscape Advisory Committee has a recommendation for the board regarding

an overseeding rotation of the parks. The MPCA historically overseeds every year. But it is not healthy for the summer grass to do it every year. Thus the committee recommends that the community adopt an overseeding rest cycle to maintain its health so the summer grass comes back stronger. The entire committee approved the recommendation for a 2 year rotation schedule on the common landscaped areas. The whole community will not be brown or green at the same time. Staff was directed to come up with a rotation schedule for the board to vote on at the next meeting.

**VII. Board Actions since the last meeting:**

- A. Budget and Finance Committee - Vice President Miyatovich agreed to chair this committee.
- B. Strategic Planning Committee – Secretary Bronski agreed to chair this committee.
- C. Bill Adams was authorized to seek bids on re-landscaping the VCP

**VIII. Call to Residents. Residents asked the following questions and made the following comments.**

- A. Do the 12-month temporary rentals rule apply to the rental properties as well? Yes, it applies to the apartments as well. 12-month minimum lease term for Christopher Todd. The credit score requirements are apparently quite high as well.
- B. What services are provided in the special service area? Exterior painting, roofs, weekly mowing, once a month they blow and clean the property. The resident speaking stated that she feels like the level of service is such that she feels like she lives in a trailer park.
- C. Why is the community planting without water service in the Veranda Park area? Some plants that company put in, had no water lines to them without any water, so they died last year, and they will die again this year because of no water to them. Staff replied that Irrigation is in place, just no emitters above ground, and they will check the area again.
- D. People are not following the rules and it is bringing down the property values, especially for the newer residents on the east side of Bullard. His neighbors need to be better educated about the community rules. He recommends stickers or door hangers to explain the rules to violators. He mentioned that he has neighbors who have been keeping their trash cans on the side of the house. He feels it is not his job to police his neighbors.
- E. We should increase the monthly dues so that the community can hire more code enforcement staff; the subdivision is growing too fast and there is not enough to cover the whole area. This neighbor is tired of standing in his yard screaming to shut down the noise of neighborhood dogs. He feels barking dogs are getting out of hand.
- F. We should reinstitute classes for residents. Several years ago we had classes on landscaping, painting, etc; maybe we could schedule certain topics annually,

or schedule monthly classes on different aspects of the community rules.

G. Update on construction? Meritage is starting to construct their models. Lennar and Richmond American are also in the city for approval of parks, etc.

#### **IX. Action Items**

A. **Landscape Services Provider – Start Date of New Landscape Services Contract.** Owner Director Jackson asked how feasible is it to meet a July 1 start date with a new contract? She also expressed concern about rushing the process with a possible impact of decreasing the number of companies that might bid on the job. Staff replied that it would mean a pre-bid meeting notice later this month. Plus, we are looking more at the scope of the contract. Owner Director Jackson mentioned that many residents, as well as the Landscape Advisory Committee would like the earlier date, but still don't want to overlook the increased contract standards. She also expressed concern about the potential bump in cost with a new contract. Budgeted under the older pricing would impact the budget. Vice President Miyatovich is concerned that a start date later than July 1, 2019 will further delay landscaping projects the community wants to get started. He also mentioned that we need the contractor in place to help us cost out projects for the 2020 budget. He also asked if there are things staff can work on with the current landscape vendor to address current service and quality concerns. Secretary Bronski asked about the January 1, 2020 start date advantages. Staff replied that January is the ideal time to change contractors because our private pump system is less used because of spring rains, and plants are dormant. September is acceptable as well, since it the start of the overseeding season.

Owner Director Jackson expressed 2 main current concerns: budget impacts of changing contracts during 2019; and whether we can better manage the tree trimming and the back of curb maintenance. If we can get those 2 issues more consistent in the interim, it would go a long way to maintaining the appearance of the community. Vice President Miyatovich stated his belief that the community can absorb an increase in landscape maintenance costs for the approximately 4 months between a September new contract launch and the end of the 2019 budget year. He reiterated that the Landscape Advisory Committee submitted a number of projects that have been put off and might be further delayed if the new contract is not in place until January 2020. In response to a question from Secretary Bronski, staff replied that the bid package could include alternate optional bids on the highest priority landscaping projects. One resident expressed concerns about increasing the landscape costs over what has been budgeted for 2019.

Mr. Miyatovich moved and President McCall seconded for a September 1

start date, the contract to include alternate bids for 3 committee proposals as approved by the board and the contract standard and oversight from the landscaping committee. **Motion failed 2 to 2.**

Secretary Bronski moved, seconded by Owner Director Jackson, for a January start date. the contract to include alternate bids for 3 committee proposals as approved by the board and the contract standard and oversight from the landscaping committee. **Motion failed 2 to 2.**

Vice President Miyatovich moved and President McCall seconded for a July 1 start date, the contract to include alternate bids for 3 committee proposals as approved by the board and the contract standard and oversight from the landscaping committee. **Motion failed 2 to 2.**

President McCall directed that the item be replaced on the next agenda when we will hopefully have a full board to vote on the item.

**B. Establishment of Ad Hoc Engagement Committee.** Ms. Prusinski explained that staff would like to get some input from residents on what people want in the signature events. If approved, the application period will be open for a week. Hope that everyone showing interest can be included on the committee, depending on how many people respond. So number of people on committee TBD. Vice President Miyatovich moved, seconded by Owner Director Jackson, to create the committee, with the work to be completed before the end of 2019 (the motion included that President McCall would be the chair). **Motion passed 4 to 0.**

**C. Board Discussion of feasibility of adding a spa/hot tub to the Heritage Pool House.** Secretary Bronski introduced the item stating that residents had suggested the Board consider this item so she asked that this item be added so that the board could discuss whether or not to instruct staff to investigate the feasibility and costs associated with such a project. We are lucky to have Jesse here, so he got us some ballpark numbers for the meeting. Staff estimates that the total cost for a five person tub would be \$10k to \$20k to install and \$1500 per month maintenance.

Concerns were raised about pranks, inappropriate use by small children, health concerns, liability concerns, and the need to focus on maintaining our current amenities first. The item failed for lack of motion.

**D. Board discussion on potential acquisition of Welcome Center parking lot.** Secretary Bronski introduced the item by stating that residents had suggested the Board consider this item so she asked that this item be added so that the board could discuss whether or not to instruct staff to investigate the feasibility and costs associated with such a project. Matt Keating, resident, realtor, and chair of the Surprise planning Commission

stated DMB is a motivated seller, whether the ultimate use of the building is as a home or a business. If it were to go commercial, it would need to be re-zoned and the residents of Marley Park would be able to comment. There a lot of steps needed to update the structure whether it is used as a resident or as a commercial building. The board directed staff to investigate options with DMB and bring them back for Board consideration.

**X. ADJOURNMENT**

President McCall adjourned the meeting at 7:28 pm.

## Community Comments

### Agenda Items on Feb. 11 Board Meeting

Inbo>



Sat, Feb 9, 1:12 PM  
(2 days ago) Reply

**Kate Back <KEBACK4@aol.com>**

to marleyparkboard, Zieber, Tabatha

Dear Board Members,

I want to thank you personally for your commitment, time, and effort serving on the Marley Park Board with its many issues. You are appreciated.

For the past five years that I have lived in MP, I have tried to attend as many Board Mtgs. as possible. I find them informative, instructional, and relevant. Unfortunately, I will not be able to attend the meeting this Monday, Feb. 11. In reviewing the Agenda, I find two Action Items I would like to address.

The first Action Item concerns the discussion of the future addition of a spa/hot tub at the Heritage Pool House. At this juncture in our community, I find this to not warrant the expense, maintenance, or oversight. From what I have observed, less than half of MP residents use the pool to begin with: some already have their own pools, some don't swim or care to be in the sun, and some find the pool unenjoyable due to its use by the many children and teenagers.

We are not a spa nor a retirement community; I feel such an expense would be frivolous. Many of us would not use a hot tub for the stated reasons above coupled with the fact that it is published knowledge public hot pools are a breeding ground for bacterial infections. It is my hope that this action item does not go forward.

The second Action Item concerns the potential acquisition of the Welcome Center Parking Lot. I am not privy to the motive for this purchase: would this possibly be a future building site for MP or another parking facility? Unless we could purchase the parking lot from DMB for pennies on the dollar, I find the acquisition troublesome. From what I can see, the existing parking for the Pool House and Heritage Club is basically usable for all residents who use the facilities at a given time. For special events that include those who do or do not live in MP, if overflow parking is needed for that event, curbside parking is available which is a common occurrence in other neighborhood developments.

As we are aware, we have limited funds to appropriate for capital expenses. As a former member of the Landscape Committee established last summer, I appreciate the addition of funds allocated in the budget for improvements to our landscape, operational and capital, in the coming year(s). However, after numerous observations of our parks, entries, and common areas, much more is needed. Hopefully a new vendor for the landscape contract will help, but the scope is far beyond operational expenditures. For instance, the Rose Garden is a total embarrassment; the mosquito swamp by the water pump on Founders needs a permanent fix. I was walking the other day with a friend in Arbor Garden and she asked if the raised beds for the weedy "Community Garden" were a New Orleans cemetery with the raised graves! So sad!!! On my own walks, I have personally gone thru the gardens and tried to dig up the weeds in the otherwise neglected and barren "gardens."

Before adding more expenses to our budget, I firmly advocate improving, refreshing, and

recovering what we have. Unfortunately, Marley Park is not what is used to be as expressed by numbers in "NextDoor." It has diminished. It is my hope that we continue to add monies to the many capital improvements and fixes, particularly needed in landscape which is why most of us chose to purchase here. This is not the time to add questionable monetary expenses and additions to our budget.

Further, it is my hope that as the Board strives to improve our existing development, a deeper focus would be on the noncompliant issues which are multitude. There are homes that have never been repainted since built, yards that are overgrown and now a weed patch; indeed, there are a couple of blocks in my area (Desert Garden) that look like Section 8 housing. I have pursued this for a number of years but to no avail. I am sure there are reasons, but hopefully some of this can finally be rectified. On my own block alone I have a car/detail business that although somewhat curtailed, still daily operates; I have another neighbor who rented out their home for Springtraining for 2 months. Many of us purposed live by the rules when we bought here; we need compliance with those who wink at or simply ignore these rules.

Would the future Board perhaps consider a "Field Trip" and "Walk Around" of our parks and common areas? Personally, I feel this would give a first-hand view of the condition of our development.

Thank you for time and consideration concerning my issues with the Agenda Items. As mentioned at the beginning of this missive, I appreciate your volunteerism and commitment to Marley Park. As you strive to uphold your fiduciary and monetary responsibilities as Board Members, it is my hope that you will consider my observations and concerns.

Kind regards,

Kathy Back