



**MARLEY PARK COMMUNITY ASSOCIATION INC.
MINUTES OF BOARD OF DIRECTORS MEETING
February 27, 2019**

SPECIAL MEETING

Following are the Minutes of the SPECIAL meeting of the Board of Directors of Marley Park Community Association Inc., an Arizona non-profit corporation (the "Association"), held on February 27, 2019. The meeting was held at the Heritage Club located at 15210 W. Sweetwater Avenue, Surprise, Arizona 85379.

Directors Present: Valerie Jackson – Owner Director
Mark McCall – President
Dan Kelly – Vice President
Lance Miyatovich – Secretary & Treasurer

Directors Absent: Donna Bronski – Owner Director

Staff Present: Rebecca Zieber, Community Operations Coordinator
Scott Rowan, Director of Community Assets & Facilities
Tabatha Long, Director, Community Operations
Rhiannon Mielt, Manager, Community Engagement

Others in Attendance: Thirteen (13) guests were in attendance

I. Call to Order

Mr. McCall called the First Quarter meeting of the Association's Board of Directors to order at 6:00 p.m.

II. Establish a Quorum

A quorum was established.

III. Business

The landscape services contract start date

Ms. Jackson provided an update regarding the latest meeting of the Landscape Advisory Committee ("LAC"). At the LAC meeting held on February 19, 2019 the committee members discussed a contract between DMB and the City of Surprise that relates to overseeing in Heritage Park. Staff is working on producing the contract. At that meeting the committee members also discussed the role of the LAC in the landscaping services contract bidding process and preferred start dates for the new contract. The informal recommendation of the LAC for the landscaping contract start date is for a September 1 start date. This recommendation is based on the issues the community is currently experiencing with the state of the landscaping. In addition, it is hoped that with more homes online and paying assessments in the new sections of the community being

developed that the Association's income as well as the associated landscaping costs will increase. A September 1st start date will also mean that the Budget and Finance Committee will have concrete numbers for 2020 Budget planning.

Staff had no new information to provide to the Board regarding the bidding process.

Questions from attendees: want to start the process asap

- Will this impact overseeding or transition seasons? Staff: Yes, overseeding is set for September-October so the new company will need to plan for that.
- How confident is the board that we can pay the extra money in 2019? Mr. Miyatovich: With the projected surplus and additional homes coming on line in parcel 15 and 16 we are confident that the community will not be negatively impacted significantly.
- What is the length of contract being put out to bid? Staff: Typical length for a contract of this type is 3 years.
- Potential companies – A resident noted that she likes the way it looks in the community now. Pruning is incredibly complicated and it is important that any company that comes on has a certified arborist. Staff: For a community like Marley Park it is important that any company bidding the contract has a certified arborist on staff. Mr. Rowan noted that as part of the bid we will have a list of the qualifications for the companies and will ask for the communities they currently operate in.
- A resident in attendance noted that while the trees look great, the back of curb area is poorly maintained. Trees are hanging over the sidewalk making it impassable. Is it possible to incorporate an exemption for the homeowners that are maintaining the Back of Curb area anyway? Staff: Maintenance of the back of curb area is expensive and is tied into the overall cost of the landscaping services. As a result, it is not possible to exempt specific homes and provide a refund or savings on the monthly assessments.
- Will we be able to take feedback for the companies bidding this contract? Staff: Yes, staff and the LAC will work with all bidders to create efficiencies and improvements on the current contract and services.
- Can you overseed Bermuda to address the brown patches? Staff: No, you would need to lay sod.

Mr. Kelly commented that spending money from the next phase of development to pay for the new contract starting in September 2019 is not a good idea. Mr. Miyatovich responded that it was not the intention of the Board to undertake landscaping projects that were not budgeted for in 2019. Home construction has already been delayed due to rain. We can anticipate that the bids will charge more than the current contract – to put those costs into this year may cause budget headaches. Will DLC be allowed to bid and if they come in at the lowest will the Board consider them?

Mr. McCall commented that collecting on late payments may also mean an influx of cash in addition to the new builds.

Motion to start the new landscaping contract September 1, 2019 made by Mr. McCall seconded by Mr. Miyatovich passed unanimously.

IV. Adjournment to Executive Session

There being no further business Mr. McCall moved to adjourn the meeting, the motion was seconded by Ms. Jackson, and the meeting was adjourned at 6:37 p.m.

V. Counterparts

These Minutes may be executed in one or more original, facsimile or electronic counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

MINUTES PREPARED BY:
Rebecca Zieber

Respectfully submitted,

Donna Bronski, Secretary