



**MARLEY PARK COMMUNITY ASSOCIATION INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
March 25, 2019**

Following are the Minutes of the First Quarter meeting of the Board of Directors of Marley Park Community Association Inc., an Arizona non-profit corporation (the "Association"), held on **March 25, 2019**. The meeting was held at the Heritage Club located at 15210 W. Sweetwater Avenue, Surprise, Arizona 85379.

**Directors Present:** Dan Kelly – Treasurer  
Valerie Jackson – Owner Director  
Donna Bronski – Secretary  
Mark McCall- President  
Lance Miyatovich-Vice President

**Directors Absent:** **None**

**Staff Present:** Rebecca Zieber, Community Operations Coordinator  
Scott Rowan, Director, Community Assets & Facilities  
Tabatha Long, Director, Community Operations  
Darrell Mead, Director, Accounting & Finance  
Rhiannon Miett, Manager, Community Engagement  
Kathryn Prusinski, Director, Community Engagement

**Others in Attendance:** **fifteen ( 15 )** residents/guests were in attendance

- I. Welcome and Introductions –not done at this meeting
- II. Call to order: President McCall called the meeting of the Association's Board of Directors to order at 6:01 p.m.
- III. Establish a Quorum. A quorum was established.
- IV. Officers' Reports.
  - A. Secretary's Report - February 11, 2019 & February 27, 2019

President McCall presented the Minutes from the February 27, 2019 Special Meeting and Executive session of the Board of Directors. There were no questions or concerns, and the Minutes were accepted as submitted.

- B. Treasurer's Report - February 28, 2019 Mr. Mead presented the Treasurer's report. It was accepted as presented.
- V. Community Management Report: Ms. Zieber and Ms. Prusinski presented the first quarter management report. Ms. Zieber reported that landscaping maintenance in the last quarter concentrated on site line clearance. Ms. Prusinski reported that the 4<sup>th</sup> quarter was super busy for facility rentals. She also mentioned that the fourth quarter is the busiest engagement season. Ms. Prusinski recognized many community volunteers and gave special thanks to all of the volunteers from young life and the boy scouts who are critical to making our community events run smoothly. She also mentioned that many park parties will be held in the next few weeks. She wanted to remind everyone of the Volunteer appreciation event scheduled for April 17<sup>th</sup>.
- VI. Committee Reports.
  - A. Landscape advisory meeting: Ms. Jackson mentioned that DLC gave an update re water pump issues at a recent meeting; that Mr Rowan is working with engineers re erosion in some of the perimeter areas; and that the committee is continuing to update the list of landscaping needs. She also mentioned that the next meeting is tomorrow night and open to all interested residents.
  - B. Engagement Committee: 1<sup>st</sup> meeting was held and the committee reviewed our current community programs. The first business is to conduct a resident survey and explore opportunities for engagement. The next meeting Thursday evening.
  - C. Finance Committee: Mr. Miyatovich is organizing the first meeting of the Finance Committee for sometime in April.
  - D. Strategic Planning Committee: Has not yet been formed as it was planned to meet later in the year.
- VII. Board Actions.
  - A. Unanimous Consent Resolution in Lieu of Meeting | February 25, 2019 | Replacement of check valves at tank site. President McCall and Mr. Rowan discussed that the board acted by electronic meeting to approve staff replacement of an irrigation pump valve to avoid a possible total shut down of the system had the valve failed.
- VIII. Call to Members/Residents
  - A. Status of Verizon cell tower? Mr. Kelly responded that it was approved by DMB so it is pending Verizon to schedule construction of the tower.
  - B. Status of New Construction East of Bullard? Mr. Kelly announced that DMB had closed on a sale of property to Richmond America and

thus all the residential property is sold. Richmond America will hold a soft opening of its models on Saturday. Lennar has 8 or 10 spec houses currently under construction. He is unsure of the Gian Homes schedule for construction. Roads are paved and landscaping is starting for those new builders.

- C. Veteran's Commemorative Plaza: there is apparently a check that has not been attributed to the account. Staff will check on its status.
- D. Activity re the Welcome Center? Mr. Kelly reported that they are making roof repairs and that DMB is working with a buyer. Parking lot consist of 2 lots, but there are no buyers yet. Any commercial use would need to re-zone or get a special use permit, and would need resident support to obtain city approval for the changed use from its current residential zoning classification.
- E. Christopher Todd units: when will it open? Ms. Bronski reported that it is scheduled for June; and resident Robin McDaniel reported that Christopher Todd is actively marketing their community on its web-site.

IX. Business

- A. Old Business: None
- B. New Business

- 1. Discussion of timeline for monument and signage on east side of Bullard Road at Sweetwater Avenue: Mr. Kelly stated that the plans are done for the south entrance at Sweetwater and Bullard. They are currently seeking plan modification approval from the City of Surprise so that construction may commence.
- 2. Update on Veterans Commemorative Plaza landscape modifications presented by Bill Adams. VCP submitted a plan and got conditional approval. Service Direct Landscaping quoted \$2850 to do the whole landscaping project for the corner. It is a bargain. They are donating the balance of \$2700 to complete the project and are only \$2850 for the entire project. The estimated start date for the project is sometime in April. The reason for the donated work is that the proprietor of Service Direct Landscaping likes to do projects for Veterans. President McCall said it was a very nice plan. It'll be the same rock, just a different size, so they will just overlay existing DG. The work will take about a week to complete.

- x. Adjournment. President McCall adjourned the meeting at 6:31 p.m..