



**MARLEY PARK COMMUNITY ASSOCIATION INC.
MINUTES OF BOARD OF DIRECTORS MEETING
May 13, 2019**

Following are the Minutes of the meeting of the Board of Directors of Marley Park Community Association Inc., an Arizona non-profit corporation (the "Association"), held on **May 13, 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
Rachele Stock, Community Operations Coordinator
Scott Rowan, Director, Community Assets & Facilities
Jesse St Clair, Manager, Community Assets
Darrell Mead, Director, Accounting & Finance
Rhannon Miatt, Manager, Community Engagement
Kathryn Prusinski, Director, Community Engagement

Others in Attendance: Ten (10) residents/guests were in attendance and Dave Nilsen, Vice President of Development, DMB Associates Inc.

- I. Call to order: President McCall called the meeting of the Association's Board of Directors to order at 6:02 p.m.
- II. Establish a Quorum. A quorum was established.
- III. Officers' Reports.
 - A. Secretary's Report – April 8, 2019 Board Meeting Minutes
Ms. Bronski presented the Minutes from the April 8th, 2019 meeting. There were no questions or concerns, and the Minutes were accepted as submitted.

B. Treasurer's Report – March 31st, 2019 Mr. Mead presented the Treasurer's report. It was accepted as presented. Mr. Mead reported that the Reserve fund was approximately 31% funded at the end of March 2019. Mr. Kelly asked if the builder's assessments were behind and Mr. Mead responded that this was the result of a timing issue, as was the Community Enhancement Fee with lower resales in Q1. Mr. Mead noted that this was similar to 2018, and he anticipates the Community Enhancement Fee to rebound in Q2.

IV. Committee Reports.

- A. Landscape advisory meeting: Ms. Jackson presented an update on the work of the Landscape Advisory Committee. Committee Members had started preparations for the review of bids for the landscaping contract.
- B. Engagement Committee: Mr. McCall provided an update on the meetings of the ad hoc Engagement Committee. Meetings have wrapped up and recommendations from the ad hoc Engagement Committee will be presented to the Board at the July meeting.
- C. Budget and Finance Advisory Committee: Mr. Miyatovich provided an update on the first meeting of the Budget and Finance Advisory Committee. The Committee plans to review the monthly financial reports for the community."

V. Board Actions

There were no Board actions taken since the last meeting on April 8th, 2019.

VI. Call to Members/Residents

Bill Adams provided an update on the landscape modifications at the Veterans Commemorative Plaza and thanked all who donated funds and SDL for their in-kind donation. Bill also noted that 28 pavers had been purchased and were being prepared for installation.

Martin Walsh asked if the community maps were being updated to reflect the new location of the Willow Swim Park. Staff noted that the location was not new but had been put on the wrong location on the maps. Updated maps would be ready shortly. Mr. Walsh asked the size of the new pool and Mr. St. Clair responded that the pool would be approximately 2000 square feet.

Stephen Skvara asked if the missing pieces of play surface at Founders Park were going to be fixed as well as if the dead tree and stump left over from the last tree removal were going to be addressed as he had not heard back from staff. Ms. Zieber responded that she was unaware of any updates on the play surface or trees but would look into it and follow up with MR. Skvara.

Ella (Kathy) Back asked if there were any updates on the empty lots along Founders Park Blvd. or the Welcome Center. Mr. Kelly responded that there were no updates.

VII. Business

- A. DMB Associates Inc. | Information regarding Marley Park Well #3. Presented by Dave Nilsen, Vice President of Development, DMB Associates Inc.

Mr. Nilsen provided an update on the water well planned for the SE corner of Waddell Road and Bullard Avenue. The well is being drilled to comply with the City of Surprise requirement for the development of water resources which was a precondition of the Marley Park PAD approval. These water resources will be dedicated to the City of Surprise. Drilling is scheduled to start between the end of May and the beginning of July 2019. The drilling will be continuous for 8 to 10 weeks. The site will be set up with sound attenuation which should mitigate the sound impacts to surrounding neighbors. The Board asked that staff provide this information to the community and contact those residents in closest proximity to the well site to notify them of these activities.

- B. Budget and Finance Advisory Committee Charter

Mr. Miyatovich moved and Ms. Bronski seconded the motion to approve the Budget and Finance Advisory Committee Charter. Ms. Jackson asked if the Charter had been reviewed by legal and Mr. Miyatovich responded that it had as it was based on that drafted by the Landscape Advisory Committee.

Motion approved 5 to 0.

- C. Discussion and possible action regarding the summer Board Meeting date to accommodate the landscaping services contract timeline.

The Board proposed that the June Board meeting be held over until July 15th, 2019. All Board members were available on that date and the Board instructed staff to change the date and update the calendars to reflect the change.

- D. Search function on marleypark.com | Residents have requested that a search function be added to the Marley Park website to aid in finding relevant material.

Staff continues to investigate the logistics of adding a search function into the marleypark.com website to aid residents in locating relevant material. Ms. Prusinski explained that the MPCA shares the domain with DMB, Inc. as homes are still being sold. Mr. Kelly stated that typically once there is no need to market new homes in the community the website will be

licensed to the MPCA. Ms. Bronski noted that this is something the Board will need to take into consideration for future budgets and Mr. Kelly agreed to look into the timing of website turnover.

- E. Update on Girl Scout Troop #4847 request for recycling services at the Heritage Campus amenities.

Ms. Zieber provided an update on the recycling program proposed by Girl Scout Troop #4847 at the April 8th MPCA Board Meeting. Staff has included the replacement of the existing recycle bin at the pool house into the replacements already approved for refuse bins at the Pool House. Staff is waiting for the Girl Scouts to provide a plan and schedule for recycling pick up.

- F. Christopher Todd | Recorded documents

Ms. Zieber informed the Board that the following documents were recorded with the Maricopa County Recorder's Office:

- i. Seventh Amendment to Community Charter for Marley Park (Parcel 10). Recorded on April 3, 2019; and
- ii. Declaration of Covenants, Conditions and Restrictions for Christopher Todd Communities at Marley Park. Recorded on April 3, 2019.

- G. Design Review Committee | Change in membership

Ms. Zieber informed the Board that DMB Associates Inc. elected to exercise their authority under section 6.2 of the Community Charter for Marley Park and accept Tabatha Long's resignation from the MPCA Design Review Committee. DMB Associates, Inc. has appointed Rebecca Zieber to serve on Design Review Committee alongside current members, Lance Miyatovich (MPCA Board of Directors and Committee Chair) and Scott Rowan (Founder appointee).

- VIII. Adjournment. President McCall adjourned the meeting at 6:45 p.m..