



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

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 August 27, 2019. The meeting was held at the Heritage Club located at 15210 W. Sweetwater Avenue, Surprise, Arizona 85379.

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

**Directors Absent:** Dan Kelly – Treasurer

**Staff Present:** Rebecca Zieber, Assistant Manager, Community Operations

**Others in Attendance:** Three (3) guests were in attendance

**I. Call to Order**

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

**II. Establish a Quorum**

A quorum was established.

**IV. Business**

**A. Discussion and possible action on changing the date of the September 9, 2019 Marley Park Community Association Board of Directors meeting to September 16, 2019.**

Ms. Bronski moved and Mr. Miyatovich seconded the motion to move the Board Meeting currently scheduled for September 9, 2019 to September 16, 2019 at 6pm.

**B. Discussion and possible action on the business items to be included on the agenda for the Marley Park Community Association Board of Directors meeting currently scheduled for September 9, 2019.**

President McCall stated that it was his intention to distribute a letter to the community to combat the negativity and misinformation surrounding the Management Services contract. Ms. Jackson asked if the letter would include information about why the contract was put out to bid and the associated history? Mr. McCall confirmed he would be including that information. Mr. Miyatovich commented that the letter should also include information



regarding the Board's fiduciary duty to ensure the MPCA is receiving the best possible price and services for its members.

President McCall then noted that the negativity of the conversations on social media should not be exacerbated by Board or Committee members commenting on social media. All in attendance agreed that it was not in the best interests of residents to have these conversations in the social media space.

President McCall asked Mr. Miyatovich for an update of the Budget and Finance Advisory Committee's (BFAC) work at their meeting on August 26, 2019. Mr. Miyatovich responded that the BFAC and staff did a preliminary review of the proposed 2020 budget at that meeting. Mr. Miyatovich also noted that he had contacted the Association's lawyer, Mark Sahl, to investigate whether committee meetings needed to be open to the public. Mr. Sahl felt that the correct interpretation of the statute indicated that only regular meetings of a committee must be open. As a result, Mr. Miyatovich would like to have a closed working session for the BFAC to discuss the bids received for the Management Services contract which contain sensitive and potentially proprietary information.

President McCall asked what the timeline was for the BFAC to review the bids and provide recommendations to the Board? All in attendance agreed that the BFAC would meet in closed session on September 3<sup>rd</sup> and would meet again in an open forum on September 9<sup>th</sup> to agree on a ranking of the 4 bids. The ranking would be provided to the Board prior to the September 16, 2019 Board meeting to enable the Board to review the rankings at that meeting. Mr. McCall noted that it is the intention of the Board that a final decision on Management Company selection would take place at the October meeting of the Board.

The Board discussed the logistics of making a decision regarding management services, including whether more presentations may be warranted and the reference checks that would need to be completed before the September 16, 2019 Board meeting. Further it was determined that all representatives of the management companies would be asked to step out during the Board's discussion, except for Ms. Zieber.

**V. Adjournment**

President McCall adjourned the meeting at 7:29 p.m..