



**MARLEY PARK COMMUNITY ASSOCIATION INC.
MINUTES OF BOARD OF DIRECTORS MEETING
September 16, 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 September 16, 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
Dan Kelly - Treasurer

Directors Absent:

Staff Present: Rebecca Zieber, Assistant Manager, Community Operations
Darrell Mead, Director, Accounting and Finance
Rhiannon Miett, Manager, Community Engagement
Kathryn Prusinski, Director, Community Engagement

Others in Attendance: Thirty Four (34) 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.

III. Officers' Reports

A. Secretary's Report

Ms. Bronski presented the Minutes from the August 12, 2019 and the August 27, 2019 Board of Directors meetings for review. There were no questions or concerns, and the Minutes were accepted as submitted.

B. Treasurer's Report

Ms. Zieber presented the Association's Financial Statements for the period ending July 31, 2019 (the "Financial Report") for review (a copy of which is attached hereto). There were no corrections, and the Financial Report was filed as submitted.



IV. Board Actions

There were no Board actions outside of a Board meeting since the August 27, 2019 MPCA Board of Directors meeting.

V. Call to Members/Residents

Two (2) attendees shared their concerns and recommendations regarding installing solar for MPCA power needs and alleged ongoing city code violations. President McCall asked that the attendee interested in investigating the opportunities for solar in Marley Park seek additional information and options for the Board. President McCall declined to comment on the alleged ongoing city code violations in Marley Park as it is part of ongoing litigation.

VI. Business

A. Discussion of proposed MPCA 2020 Budget and process for Board review of proposed MPCA 2020 Budget.

Ms. Zieber presented the tentative schedule for review of the proposed 2020 MPCA budget. Ms. Zieber asked that the Budget and Finance Committee provide recommendations for the proposed 2020 budget to the Board in advance of the October Board meeting. The Board would then have the opportunity to review the budget and suggest any changes so that the Board would be in a position to approve the proposed 2020 MPCA budget at the November board meeting.

B. Discussion and possible action regarding the bids received for the Community Management Services Contract.

Mr. Kelly stated that he would be recusing himself from the decision on the selection of a Management Services company. Mr. Kelly left the meeting.

Mr. Miyatovich presented the recommendations from the Budget and Finance Advisory Committee (BFAC) contained in the Reports attached to these minutes. The BFAC cumulative rankings are:

1. Associated Asset Management (AAM);
2. First Service Residential;
3. Brown Community Management; and
4. DMB Community Life.

Mr. Miyatovich stated that the BFAC recommended Associated asset Management and First Service Residential as finalists for the award of the Management Services contract. He also stated that while he worked in the Community Association industry, he nor any members of the BFAC have any affiliation with any of the management companies that submitted a bid. Mr. Miyatovich further stated that he does not currently work for a management company nor has he in the past.



While Mr. Miyatovich has attended 2 training sessions offered by First Service Residential in the past at their Peoria office with President McCall, during the selection process he would not be attending any training offered by First Service Residential.

President McCall stated that the Board had received numerous emails from Marley Park residents regarding the selection of a Management Services company. President McCall indicated that he had also attended training sessions offered by First Service Residential in the past, he has not and would not be attending any training offered by First Service Residential during the selection of a Management Services company.

The Board was provided an opportunity to discuss the BFAC's recommendations regarding the Management Services bids provided by each company to clarify the BFAC's recommendations.

The Board then provided an opportunity for those in attendance to speak regarding the selection of a Management Services company. Ten (10) attendees spoke to the Board and BFAC regarding their opinions on the Management Services companies.

VII. Adjournment

President McCall adjourned the meeting at 8:26 p.m..