

**ARTEMINA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 25, 2010**

A meeting of the Artemina Community Association Board of Directors was held on Wednesday, February 25, 2010, at the Southeast Regional Library in Gilbert, Arizona, at 6:30 p.m.

Directors in attendance were Nick Dodd and Phyllis Green. Also present were Nick Ferre and Christal Crain of Lepin and Renehan Management.

Absent: Anne Carlow

A quorum was established. The meeting was called to order at 6:34 p.m. by Phyllis Green.

Upon motion duly made and seconded, the following resolutions were unanimously passed unless otherwise indicated:

Notation: Approval of the January 27, 2010 Board Meeting Minutes was tabled as Anne Carlow was absent.

Resolved: To accept the Financial Statements dated January, 2010, subject to audit.

Notation: Nick Ferre outlined the services provided and related fees as outlined in the current Management Agreement. The Board expressed satisfaction with the services offered by management and the explanations provided by Nick Ferre.

Notation: Nick Dodd will try to furnish a newsletter that will be included with the Annual Meeting Notice.

Notation: The Board would like to discuss moving the money for tree trimming from Reserves into Operating when the 2011 budget is prepared.

Resolved: To approve Tree Doctors' proposal #13206 for tree trimming in the amount of \$10,631.80.

Resolved: To approve Ground Specialties' proposal for plant and granite installation, with the adjustment that the 3 elm trees be 36" box and the remainder of the proposed trees be 24" box, at a total cost of \$12,425.08.

Resolved: Lot #6 (Tomasson) To deny the owners' request for an appeal of the disapproval by the Architectural Committee to add additional rows of block to his three (3) rear yard walls.

Further

Resolved: To invite the owner to attend the April 28, 2010 Board Meeting to discuss and obtain a better understanding to the request; the Board would be willing to reconsider the appeal at that time.

Notation: Lot #233 (Edson) The topic of the PVC pipe in the rear yard, which is visible from over the fence, was tabled.

Resolved: Lot #133 (Winata) To request the owner remove or bury the exposed irrigation hose in the front yard.

The next Board Meeting is scheduled for April 28, 2010, after the Annual Membership Meeting.

The meeting was adjourned to Executive Session at 7:40 p.m.

Respectfully submitted,

Respectfully submitted,

Christal Crain
Recording Secretary

Nick Dodd
Secretary