

**ARTEMINA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 28, 2008**

A meeting of the Artemina Community Association Board of Directors was held on Thursday, August 28, 2008, at the office of Lepin and Renehan Management, 7955 South Priest Drive, Suite 105, Tempe, Arizona, at 6:30 p.m.

Directors in attendance were Shannon Meyer-Kunzelmann, Anne Carlow and Phyllis Green.

Also present were homeowner, Jason Harris, and Christal Crain of Lepin and Renehan Management.

A quorum was established. The meeting was called to order at 6:40 p.m.

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

Resolved: To accept the Financial Statements dated June and July 2008, subject to audit.

Resolved: To approve the June 26, 2008 Board Meeting Minutes, as written.

Resolved: To approve the proposed 2009 Budget, per the attached addendum.

Resolved: To approve the increase in the monthly Property Management Service fee to \$1,449.14, effective January 1, 2009.

Notation: The Board was notified that Jack's Homework is no longer a licensed contractor; nonetheless the Board will continue to use Jack Heffron for projects under \$1000.00.

Notation: No action shall be taken in response to the request made by Song (#70), for an extension to bring yard maintenance violation into compliance, as the requested deadline has passed.

Resolved: To send a response letter to McNichols (Lot # 174) summarizing the inspection and enforcement procedures, and explaining that the procedures will continue.

Notation: There was no Architectural Committee Report. Jason gave a Dunn Edwards CD to Shannon, who will forward it to the Architectural Committee to aid in creating a color palette.

Resolved: To purchase the CD from the Town of Gilbert containing all the As-Built plans for the community, at a cost of \$25.00, for the Association's records.

- Resolved: To approve Playground Police's proposal dated 6/21/08 to install 24 tons of play sand to the playground areas, at a cost of \$1,062.73.
- Resolved: To approve Playground Police's proposal to replace all existing picnic tables and benches with the proposed "Wabash" picnic tables and benches, up to five (5) picnic tables and two (2) benches. Price per unit and labor costs shall be consistent with the proposal dated 7/14/08.
- Resolved: To proceed with the installation of dwarf myrtle, per Ground Specialties' previously approved proposal.
- Resolved: To proceed with the adjustment of the emitters around the elm trees, per Ground Specialties' previously approved proposal.
- Notation: Emitters along Cambridge shall be completed at Ground Specialties' discretion, considering the plant installation. Remaining emitters around the elm trees which are not on Cambridge shall be completed immediately.
- Notation: The Board would like the cost of the additional emitters to be installed with the dwarf myrtle.
- Resolved: To approve Tree Doctor's proposal to fertilize the elm trees at a cost not to exceed \$2,365.00. Cost is expected to be lower as several elms have been removed since the proposal was submitted.
- Resolved: To have Ground Specialties install a total of eight (8) 36"-box elm trees, at a cost of \$650.00 each, to be paid for as follows:
Four: To be paid from the insurance reimbursement received from Metlife in April.
Two: To be paid from Operation-Plants/Trees
Two: To be paid from Granite Reserves
- Resolved: To have ground specialties install one (1) 24" box sissoo tree, at a cost of \$210.00, at the south park, per the March 14, 2008 landscape walk to be paid from the insurance reimbursement.
- Resolved: To proceed with granite installation at a cost not to exceed the funds available in Granite Reserves, minus cost of elms (above). Manager will obtain a cost from Ground Specialties and forward to the Board for confirmation.
- Resolved: To appoint Jason Harris on the Landscape Committee to select the areas in which the granite will be installed to meet the budget.

Resolved: To use the attached letter explaining the preparation needed for the repairs and painting of the view fencing.

Further

Resolved: To add the information from the letter about the wrought iron project to the website.

The next board meeting is scheduled for September 25, 2008, at 6:30 p.m.

The meeting was adjourned to Executive Session at 8:31 p.m.

Respectfully submitted,

Respectfully submitted,

Christal Crain
Recording Secretary

Shannon Meyer Kunzelmann
President