

**ARTEMINA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
MAY 29, 2008**

A meeting of the Artemina Community Association Board of Directors was held on Thursday, May 29, 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. Ron Lee of Ground Specialties, Jeff Lee from the Town of Gilbert and Christal Crain of Lepin and Renehan Management were also present.

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

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

Notation: Jeff Lee presented the water budget analysis. Ron Lee participated in a discussion about the current irrigation practices, irrigation alternatives and soil amendments. The Board will discuss stressing out the turf in some test areas with the Grounds Committee. Ron Lee will provide a proposal to put down Netafem in the landscape strips along Cambridge. Ron Lee and Jeff Lee left the meeting.

Resolved: To accept the Financial Statements dated April 2008, subject to audit.

Resolved: To approve the financial statements for the fiscal year 2007 as reviewed by C & J Raymond, CPA's.

Resolved: That the 2008 annual audit and tax preparation be done by C& J Raymond CPA's.

Resolved: To approve the April 24, 2008 Board Meeting Minutes, as written.

Resolved: To approve the 2008 Annual Membership Meeting Minutes, as written.

Notation: There were no Committee Reports. Randy Kunzelmann will provide a paint palette.

Notation: The Communications Committee will send a news letter with the fall quarterly assessment.

Resolved: To grant Loots (#93) an extension to complete his front yard landscape; the deadline will be August 30' 2008.

Resolved: To adopt the Grounds Committee Charter, attached.

Resolved: That the office of President will include the responsibility to attend, or arrange for another Board Member to attend Small Claims Hearings.

Notation: The topic of New Meeting Schedule was tabled. The Board will let Management know if they need to discuss this in the future.

Resolved: To appoint Shannon as the liaison, able to make the final decisions, regarding the water usage solutions.

Notation: The topic of Tree Fertilization was tabled until the August meeting.

Resolved: To discuss the decision of giving homeowners the option to use Tree Doctors for their private tree trimming the next time the Association performs tree trimming, at the January, 2009 Board Meeting.

Resolved: To approve CT Price Contracting's proposal to repair the sidewalk in Tract M, at a cost of \$850.00, contingent that they revise the proposal to accurately describe the location of the work.

Resolved: To approve Jack's Homework to replace the missing/damaged slats on the benches and tables throughout the community at a cost not to exceed \$1000.00.

Resolved: To re-send the view fence painting letters to the homeowners who have not responded.

Resolved: To approve CLC's proposal to paint the view fencing at a cost of \$7,964.00, contingent that they also include the painting of the bumper posts on the south east corner of Cambridge and Presidio.

Resolved: Not to contract with Deca Southwest for monthly lighting service.

Resolved: To request that Paramount re-plant the myoporum that they accidentally removed and provide a 90-day warranty, or give a credit for no less than half of the cost to replace the myoporum.

Resolved: To increase the amount Lepin and Renehan Management may authorize or remit to \$1,500.00, per Section 6.2.1, "k", on page 3 of the Property Management Agreement effective December 1, 2003.

The next board meeting is scheduled for June 26, 2008, at 6:30 p.m.

The meeting was adjourned to Executive Session at 9:03 p.m.

Respectfully submitted,

Respectfully submitted,

Christal Crain  
Recording Secretary

Shannon Meyer Kunzelmann  
President