

**ARTEMINA HOMEOWNERS ASSOCIATION
MONTHLY MEETING OF THE BOARD OF DIRECTORS
MONDAY, MAY 21, 2007**

√ - Board Members Present

√	Shannon Kunzelmann, President
	Ron Jarvis, Vice President
	Mitch Hill, Treasurer
√	Jason Harris, Secretary
√	Randy Kunzelmann, Member at Large

Also Present: Linda Severs, Community Manager, and Karen Lepin of Lepin and Renehan Management, Inc.

The May 2007 monthly Board Meeting of the Artemina Homeowners Association was called to order at 6:35 p.m. at the offices of Lepin and Renehan Management in Tempe, Arizona by Shannon Kunzelmann.

Homeowner/Guest Participation: None.

Secretary's Report:

Resolved: To approve the Minutes of March 26, 2007 board meeting as presented.

Treasurer's Report:

Resolved: To accept the financial statements dated March 31, and April 30, 2007 as presented, subject to audit.

Committee Reports:

Architectural Control Committee:

- Committee members present: Randy Kunzelmann.
- Two submittals since the last meeting approved with stipulations.

Landscape Committee:

- Committee members present: Jason Harris.
- No items to report.

Communications Committee:

- Committee members present: Shannon Kunzelmann.
- Frequently Asked Questions (FAQs) posted to website along with other updates.
- Website to include Linda Severs name as community manager.

Topics of Discussion/Approval:

Resolved: To approve Tree Doctors' proposal dated 4/5/07 for date palms only in the amount of \$810 plus environmental fees and to approve deep root fertilization for date palms if unit cost per palm under \$25. *Subsequent to meeting, Board received/approved Tree Doctors' proposal of \$20/palm for deep root fertilization.*

Resolved: To keep the insurance coverage as previously renewed through The Mahoney Group (the current insurance agent) but to send an RFP to LaBarre/Oksnee Insurance in October for insurance needs in year 2008.

Resolved: To meet with Ground Specialties on work not yet completed from spring walk through.

Resolved: To reject Ground Specialties' invoice dated 5/15/07 for spring walk through in the amount of \$542.50 until bird of paradise are planted and other work is completed.

- Resolved:** To approve Ground Specialties' invoice dated 5/15/07 in the amount of \$4,084 for work performed in accordance with the 3/26/07 proposal.
- Resolved:** To approve Sonora Glass & Mirror invoice to install Lexan material in tower entry windows for proposal dated 3/20/07 in the amount of \$2,095.20.
- Resolved:** To approve Sundance Pool Cleaning & Repair proposal dated 3/23/07 in the amount of \$500 labor plus \$25/bag of beads to remove calcium buildup on tiles in front entry fountain plus \$150 for spout cleaning. Shannon to ask Sundance about sealing the tile.
- Resolved:** To get proposals for painting wrought iron, ramadas, and bell tower woodwork.
- Resolved:** To pay a \$250 reward to Artemina resident for reporting criminal activity that led to arrest in accordance with police report number 07-000006075.
- Resolved:** To approve invoice for \$94.54 to DiVirgilo & Sons for basketball nets.
- Resolved:** To reduce the number of directors serving on the Board from five to three.
- Resolved:** To declare Ron Jarvis' position vacant as provided in the Bylaws, 3.10h.
- Resolved:** To accept Mitch's verbal resignation contingent on written letter to the Board.
- Resolved:** To change board meeting dates starting in August to either Tuesdays or Thursdays.
- Tabled:** Proposals for bollard lighting for sixteen (16) bollard lights in tracts I and M (east of Cambridge). Board request revised proposals to specify manufacturer specs.
- Tabled:** C&J Raymond audit report for 2006 financial statements until Board Treasurer has the opportunity to speak with Lepin & Renehan's accounting administrator.

Next Board Meeting: Monday, July 23, 2007

Additional items for next Board Meeting: Invite resident to Board meeting to receive reward

The Regular Board Meeting was adjourned at 9:35 p.m. The Board then moved into Executive Session.

Respectfully submitted,

Jason Harris
Secretary
Artemina Homeowners Association