

**ARTEMINA HOMEOWNERS ASSOCIATION
MONTHLY MEETING OF THE BOARD OF DIRECTORS
MONDAY, JULY 23, 2007**

√ - Board Members Present

√	Shannon Kunzelmann, President
√	Randy Kunzelmann, Director
√	Jason Harris, Secretary/Treasurer

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

The July 2007 monthly Board Meeting of the Artemina Homeowners Association was called to order at 6:38 p.m. at the offices of Lepin and Renehan Management in Tempe, Arizona by Shannon Kunzelmann.

Homeowner/Guest Participation: Daniel Green proudly accepted a \$250 reward from the Board for the arrest and conviction of a trespasser, who in accordance to police (report number 07-00006075), committed a crime.

Secretary's Report:

Resolved: To approve the Minutes of May 21, 2007 board meeting as presented.

Treasurer's Report:

Resolved: To accept the financial statements of May and June 2007 as presented, subject to audit.

Committee Reports:

Architectural Control Committee:

- Committee members present: Randy Kunzelmann.
- No submittals since the last meeting.

Landscape Committee:

- Committee members present: Jason Harris.
- Two elms along Cambridge blew over this week, not sure if elms will have to be removed/replaced.
- Dead acacia south of Spur, west of Cambridge.
- Request meeting with Ground Specialties in August for maintenance/repair/replacement proposals.

Communications Committee:

- Committee members present: Shannon Kunzelmann.
- Auto-responder added to website for web inquires.
- New pictures of community will soon be added to website.
- Community newsletter to go out in August with several community updates.

Topics of Discussion/Approval:

Resolved: To approve Ground Specialties invoice of \$584.82 less \$62.50 + tax credit for work not completed at NWC of Spur/Cambridge per proposal dated 4/2/07.

Resolved: To get RFP from Ground Specialties to till sand in volleyball court to reduce compaction and add volume.

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

Resolved: To approve Deca's proposal for sixteen (16) bollard lights installed at a cost of \$34,009 contingent on Deca's confirmation to install bollard foundations per existing foundations, west of Cambridge.

- Resolved:** To reject 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. Sundance could not meet Board's schedule to complete work.
- Resolved:** To approve Sun Devil Pool's proposal dated 4/5/07 in the amount of \$719.33 to remove calcium buildup in front entry fountain contingent on their cost not to exceed \$150 to remove calcium from scuppers. *Subsequent to meeting, Board approved an additional cost of \$100 to remove calcium from scuppers.*
- Resolved:** To get proposals for painting wrought iron, ramadas, and bell tower woodwork. Note: No bids were received for the last two requests for proposals. New RFP is due Aug 15.
- Resolved:** To approve new Board meeting dates on the last Thursday of the month beginning in August 2007.
- Resolved:** To accept Randy Kunzelmann's verbal resignation contingent on Board appointing his successor.
- Tabled:** Ground Specialties proposal dated 6/27/07 in the amount of \$1,750 to add 35 tons of sand in volleyball court. Proposal contingent on results of sand tilling work.

Next Board Meeting: Thursday, August 30, 2007

Additional items for next Board Meeting: Bollard light installation schedule; bids for painting ramadas.

The Regular Board Meeting was adjourned at 9:06 p.m. The Board then moved into Executive Session.

Respectfully submitted,

Jason Harris
Secretary
Artemina Homeowners Association