

**ARTEMINA HOMEOWNERS ASSOCIATION
MONTHLY MEETING OF THE BOARD OF DIRECTORS
MONDAY, AUGUST 28, 2006**

Ö - Board Members Present

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

Also Present: Gina Larsen of Lepin and Renehan Management

The August 2006 monthly Board Meeting of the Artemina Homeowners Association was called to order at 6:33 p.m. at the offices of Lepin and Renehan Management in Tempe, Arizona.

Homeowner/Guest Participation: None.

Secretary's Report:

Resolved: Board approved Minutes of April 24, 2006 and of June 26, 2006 board meetings as presented.

Resolved: Board approved Minutes of June 26, 2006 annual membership meeting as presented with minor correction that Mitch Hill was elected to the board of directors.

Treasurer's Report:

Resolved: Board approved financial statements dated April 30, May 31, June 30, and July 31, 2006 as presented, subject to audit.

Resolved: Board approved the fiscal year 2005 financial statements as reviewed by C&J Raymond, CPAs.

Resolved: Board approved the 2006 annual audit and tax preparation be done by C&J Raymond, CPAs.

Committee Reports:

Architectural Control Committee:

- Committee members present: Randolph Kunzelmann.
- There were no submittals since the last meeting.

Landscape Committee:

- Committee members present: Jason Harris.
- Request that two elms along the east side of Cambridge be replaced under contractor warranty, if the trees are dead.
- Request that two elms along the east side of Cambridge planted by the developer be replaced, if the trees are dead.
- Request Board's consideration of using fractured rock (D50=6", not to exceed 12" in size) along the culvert headwalls where annual erosion problems exist. Will evaluate at annual walk-thru.
- Both, Ground Specialties and Tree Doctors, met with Jason Harris on June 27, 2006 with a recommendation that the stressed elms should be fertilized to minimize stress and to reduce loss of trees.

Communications Committee:

- Committee members present: Shannon Kunzelmann.
- No items to report.

Topics of Discussion/Approval:

- Resolved:** That Lepin and Renehan request proposals for website administration.
- Resolved:** That Lepin and Renehan request proposals for elm fertilization for elms that appear stressed along Cambridge, approximately 50 trees total.
- Resolved:** That dead pine tree in south park (tract K) be removed and drip lines be plugged.
- Resolved:** That concrete curbing in south park (tract K) remain in place with existing lantana.
- Resolved:** That Lepin and Renehan request proposals for monument sign (raised, recessed, or flush lettering) without 'back lighting'. Lepin and Renehan may file claim with insurance company for sign replacement depending on replacement costs and Board of Directors concurrence.
- Resolved:** That Lepin and Renehan request proposals for landscape maintenance contract.
- Resolved:** Tabled existing contractor's request to increase maintenance service fee of \$100 per month.
- Resolved:** Tabled bollard lighting proposal for east side of Cambridge common areas until sufficient reserves become available. May consider reducing light count to 16 instead of 17 as proposed.
- Resolved:** To award water feature maintenance contract to Sun Devil Pool for \$75/mo plus cost of chemicals.
- Resolved:** That Lepin and Renehan respond on behalf of the Board of Directors that the issues be handled by the Town of Gilbert Police Dept. re: Homeowner Letter – Lot #43 (Carlow).
- Resolved:** That Lepin and Renehan respond on behalf of the Board of Directors to respond to homeowner(s) that, "The matter regarding window coverings is under further review. No further notices will be sent until a resolution is made." re: Homeowner Letters - Lot #54 (Qian/Tu), Lot #95 (Goluba)
- Resolved:** Tabled homeowner's request until further evaluation is made by the Board of Directors. re: Homeowner Letter – Lot #204 (Rakes)
- Resolved:** That Lepin and Renehan request proposals for replacement of three of the four windows in front entry. Broken glass will be replaced with plexiglass. RFPs to be sent to a few contractors including Milgaard Windows.

Next Board Meeting: Monday, September 25, 2006

Additional items for next Board Meeting: None

The Regular Board Meeting was adjourned at 8:35 p.m. The Board then moved into Executive Session.

Respectfully submitted,

Jason Harris
Secretary
Artemina Homeowners Association