

**ARTEMINA HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, FEBRUARY 24, 2004**

In Attendance: Frank Danielson, Ronald Jarvis, Randy Kunzelmann, Jamie Limber, Lance Tolstedt

Absent: None

Also Present: Marilynn Monda and Gina Larsen of Lepin and Renehan

The Artemina Homeowners Association, monthly Board of Directors meeting was called to order at the offices of Lepin and Renehan Management, Inc., in Tempe, AZ at 6:41 p.m. by Randy Kunzelmann.

The following resolutions were unanimous, unless otherwise indicated:

RESOLVED: To approve the meeting minutes from the Board of Directors meeting held on January 8, 2004.

NOTATION: Lepin and Renehan presented their proposed 2004 Operating Budget in a new format to the Board Members for their review and consideration.

RESOLVED: To pursue responsible party(s) in order to recover the Reserve Contribution of \$21,330.00 that was not paid to the Artemina HOA Reserve Account. Lepin and Renehan will obtain a legal opinion and if favorable will issue a demand letter to the responsible party(s) requesting payment of the Reserve Contribution.

RESOLVED: To have management email a copy of Lepin and Renehan Management's all-inclusive landscape contract to the board for review.

FURTHER

RESOLVED: To have Lepin and Renehan solicit bid proposals for Landscape Maintenance once the board has approved the all-inclusive contract. The Board suggested the bid proposal give potential service providers an opportunity to submit bid prices for a single year and multiple years up to three (3) to five (5) years.

RESOLVED: To have Lepin and Renehan solicit bid proposals for Water Feature Services at Artemina.

RESOLVED: Lepin and Renehan will include a copy of the narrative for the proposed budget explaining where the HOA fees are spent and a homeowner letter explaining the status of architectural and landscape approval issues with the quarterly payment coupon explaining where HOA fees are spent.

RESOLVED: To make homeowners responsible for all costs associated with the re-keying of mail boxes and all costs associated with the repair of damaged individual mail boxes.

RESOLVED: To not approve a quote provided by Berghoff Design Group to aerate and fertilize the grass in the common areas at a quoted price of \$660.48.

NOTATION: Randy Kunzelmann presented his written Evaluation Summary of the condition of the Common Area Sidewalk Damage. Lepin and Renehan will prepare a

summary list of needed repairs that will be sent to Camelot Homes for corrective action.

RESOLVED: Not to replace the three (3) missing Chinese Elm Trees that died and have been removed from the common area and to delete this topic from future agendas.

RESOLVED: The April HOA Board Meeting was scheduled for Tuesday, April 20, 2004 and the Annual Board of Directors Meeting was scheduled for Tuesday, April 27, 2004.

NOTATION: Scott Raffanelli gave a brief presentation on the current status of the Association's Website. The Board Members rejected the possibility of connecting the Artemina website to another website that could provide HOA financial information. It was agreed by the Board Members that Association financial information is not needed on the website and the additional website has no barriers to advertising.

RESOLVED: The Board of Directors agreed to reimburse Scott Raffanelli for his direct costs associated with maintaining the Artemina website and requested Scott to submit receipts to Lepin and Renehan for reimbursement.

NOTATION: Lepin and Renehan distributed a "draft copy" of their proposed "Design Guidelines for Architectural Improvements" and requested Board Members review, make any suggested modifications and return to Lepin and Renehan at the next Board Meeting.

RESOLVED: To place on "hold" the Light Check Proposal and the walk through inspection with Econolight, Inc. until there is sufficient money in the budget to make the necessary lighting repairs.

RESOLVED: Procedure For Owners Who Wish To View Association Records was approved and signed by the Board Members.

NOTATION: The Board Members reviewed in detail the correspondence received from Mike Whittle, Lot #118 and Michael Leo, Lot #102. The Board requested that Lepin and Renehan issue appropriate letters of acknowledgement to both Mike Whittle and Michael Leo.

NOTATION: Lance Tolstedt reviewed several Architectural Review Requests received since the last Board Meeting. Each Request was approved, denied or held for further investigation.

There being no further business to discuss, the regular session of the February 24, 2004 Artemina HOA Board of Directors Meeting was adjourned at 9:34 P.M.

Respectfully submitted,

Frank J. Danielson
Secretary