

**ARTEMINA COMMUNITY ASSOCIATION
SPECIAL MEETING OF THE BOARD OF DIRECTORS
THURSDAY, DECEMBER 4, 2003**

In Attendance: Frank Danielson
Randy Kunzelmann
Lance Tolstedt

Absent: Ronald Jarvis
Jamie Limber

Also Present: Laura Heffron, Karen Lepin and Marilyn Monda of Lepin and Renehan

An emergency meeting of the Board of Directors was called to order at the offices of Lepin and Renehan Management, Inc., in Tempe, AZ at 6:30 p.m. by Randy Kunzelmann as an organizational meeting with the new management company whose contract started December 1, 2003.

The following resolutions were unanimous, unless otherwise indicated:

RESOLVED: To approve the attached letter to the owners announcing the new management company and the assessment for 2004.

RESOLVED: To establish the 2004 board meeting schedule for the 2nd Thursday of each month at 6:30 p.m. with the exception of the months of July and December.

RESOLVED: To hold the board meetings at the offices of Lepin and Renehan Management who offered their facility free of charge.

RESOLVED: To set the 2004 quarterly assessment at \$150 per lot.

RESOLVED: To approve the attached assessment collection policy.

RESOLVED: To waive outstanding late fees and rebilling fees imposed by Rossmar and Graham totaling \$280 for lot numbers 13, 35, 51, 65, 90, 151, 178 and 211 as late payment cannot be verified.

RESOLVED: To add Stanley Moore as a new member of the Architectural Review Committee replacing an inactive member.

NOTATION: Management stated its reports are sent the week prior to each board meeting.

RESOLVED: To have Lepin and Renehan provide a map of Artemina and a list of homeowners to the Board Members at the next Board Meeting.

RESOLVED: To have Lepin and Renehan establish D&O Insurance coverage for the Board Members.

RESOLVED: To conduct the next Annual Board of Directors Meeting in April 2004 and to elect a new Board of Directors at this meeting.

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RESOLVED: To have Lance Tolstedt walk the development with Paco Perez, of Berghoff Design Group to identify the areas of current over watering.

Being no further business to discuss the emergency meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Frank J. Danielson
Secretary