

**ARTEMINA HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, JANUARY 8, 2004**

In Attendance: Frank Danielson  
Ronald Jarvis  
Randy Kunzelmann  
Lance Tolstedt

Absent: Jamie Limber

Also Present: Laura Heffron, Gina Larsen and Karen Lepin 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 6:30 p.m. by Randy Kunzelmann.

The following resolutions were unanimous, unless otherwise indicated:

**RESOLVED:** To approve the meeting minutes from the emergency organizational Board of Directors meeting held on December 4, 2003.

**RESOLVED:** To accept the Financial Statements Dated October and November 2003.

**NOTATION:** Lepin and Renehan will provide the 2004 Operating Budget in a new format to the Board Members at the February Board of Directors Meeting.

**RESOLVED:** The color of Security Gates or Security Doors must first match the color of existing wrought iron trim where applicable, otherwise, black or a color matching the existing body or trim color of the home will be considered for approval.

**RESOLVED:** To approve a new Architectural Committee Charter, dated January 8, 2004 prepared by Lepin and Renehan, a copy is attached.

**NOTATION:** Lepin and Renehan will e-mail a revised version of the Architectural Submittal Review Form to the website administrator for posting on Artemina's website.

**NOTATION:** Randy Kunzelmann will walk the common areas and record the condition and/or needed repairs to common area sidewalks.

**NOTATION:** Randy Kunzelmann will review the wall repair needed on Lot # 212 and wall painting needed on Lot #220.

**RESOLVED:** To mail the letter signed by Randy Kunzelmann to Susan Goodwin attorney for the Town of Gilbert, requesting her assistance to resolve the deficiencies with the streets and sidewalks in Artemina, a copy is attached.

**RESOLVED:** To locate three (3) Private Property Signs and three (3) \$250.00 Reward Signs on free standing poles in Common Areas "G", "K" and "M". Both the Private Property and Reward Signs will be mounted on the same poles.

**FURTHER**

- RESOLVED:** To locate one (1) additional \$250.00 Reward Sign with free standing pole on the south side of the water feature.
- RESOLVED:** Not to replace at this time, the lighting timer for the North Ramada and rely on the light sensor to turn the lights on at dark and off at dawn. A lighted Ramada all night may reduce vandalism and no homeowners have complained about the lights being on all night.
- NOTATION:** Lepin and Renehan will issue a written response from the Association to the letter received from Michael A. Leo, 1148 W. Spur Avenue, Lot # 102, according to discussion at the meeting.
- RESOLVED:** To approve the new Rules Enforcement Procedure and Monetary Penalties for Rules Violations policy, copies attached.
- FURTHER**
- RESOLVED:** To mail the Monetary Penalties for Rules Violations policy to all homeowners this month and make it effective upon mailing.
- RESOLVED:** To pursue Camelot Homes for the repair of the damaged wall at 1078 W. Spur or Lot #212.
- RESOLVED:** To approve the Property, Liability, and Directors and Officers bid from The Mahoney Group for coverage effective February 11, 2004.
- RESOLVED:** To make the homeowners responsible for all costs associated with the re-keying of mailboxes.
- RESOLVED:** To have Lepin and Renehan revise the Architectural and Landscape Guidelines for Artemina and issue the first pass "draft" for the February Board Meeting.
- RESOLVED:** Place on "hold" the Light Check Proposals until board member(s) can meet with Econolight, Inc. on site to discuss and agree upon all the needed lighting repairs or replacements.
- RESOLVED:** To change the dates for the regular Board of Directors Meetings to the third Tuesday of each month. The revised schedule will published to the homeowners with the mailing of the Monetary Penalties Policy.
- RESOLVED:** To paint the Valve Covers where the drinking fountains were removed in the North and South Ramada Areas.
- RESOLVED:** To contact Camelot to remove the builders sign located in the "A" Common Area facing Elliot Road.
- RESOLVED:** To mail a letter to Sharon Dale, 1185 Laredo Avenue, Lot # 2 requesting she pay the \$200.00 Landscape Review Fee and submit her copy of her Landscape Plans directly to Lepin and Renehan within ten (10) days.

**RESOLVED:** To send a one-time courtesy letter to Lot # 223 regarding the excessive barking by their two dogs.

**RESOLVED:** To schedule the next Artemina HOA Board of Directors meeting for Tuesday, February 17, 2004 at 6:30 P.M.

There being no further business to discuss the regular session of the January 8, 2004 Artemina HOA Board of Directors Meeting was adjourned at 8:57 P.M.

Respectfully submitted,

Frank J. Danielson  
Secretary