

**ARTEMINA HOMEOWNERS ASSOCIATION  
MONTHLY MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, NOVEMBER 16, 2004**

**In attendance:** Randy Kunzelmann  
Lance Tolstedt  
Nick Dodd  
Scott Raffanelli

**Absent:** Ron Jarvis

**Also Present:** Gina Larsen of Lepin and Renehan Management

The November 2004 monthly Board Meeting of the Artemina Homeowners Association was called to order at 6:36 p.m. at the office of Lepin and Renehan Management in Tempe, Arizona.

**Guests:** Shannon Kunzelmann, Alex Harris, Jason Harris and Daryl Edson were also in attendance.

**Homeowner Participation:**

1. Homeowner Edson (Lot # 233) appealed the recent decision denying his request for approval related to the trampoline netting in his backyard. The Board discussed with homeowner Edson the trampoline netting and reviewed other structures in homeowner's backyards throughout the community. The appeal was tabled until executive session.
2. Homeowner Jason Harris (Lot #20) inquired about the posting of financial statements to the association website. It was brought to the Board's attention that the financial section of the website was not current. The Board requested that financial statements through October 2004 be posted to the website.
3. Homeowner Alex Harris (Lot #44) inquired about the new landscape company. The Board discussed with homeowner Harris that the new landscape company was **Ground Specialties** and some of the details regarding the new contract.

**Resolved:** The Board approved the minutes from the August 17, 2004 and September 21, 2004 meetings as presented.

**Resolved:** The Board tabled approval of the Financial Statements dated September 30, 2004 and October 31, 2004 as presented until the January meeting.

**Resolved:** The Board approved the 2005 Budget as presented and approved the Addendum to the Meeting Minutes of the Board of Directors for the November 16, 2004 meeting regarding the increase in quarterly assessments.

**Resolved:** When monetary penalties on an account reach \$500.00, small claims action will be started to secure the collection of monetary penalties in accordance with House Bill 2402.

**Committee Reports:**

**Architectural Control Committee:**

- Committee member present was Shannon Kunzelmann.
- There were no submittals since the last meeting.

**Landscape Committee:**

- The Board is requesting a proposal from **Ground Specialties** to repair the Landscaping at the entrance to the community so that we can get approval from the Town of Gilbert for reimbursement of the costs.
- The Board approved the planting of flowers and expenditure of funds related to the flowers at the entrance to the community.

**Communications Committee:**

- Committee member present was Scott Raffanelli.
- The Board approved the monthly expenditure of funds for website hosting with an outside vendor.

**Resolved:** To draft a letter for further review and approval by the Board related to the rental of properties within the community and compliance with the CC&R's.

**Resolved:** That Lepin and Renehan request proposals for the repair and replacement of the lights at the entrance to the community.

**Resolved:** That Lepin and Renehan request three proposals for new Bollard Lighting within the community. The Board would like to get proposals from firms that have showrooms locally so that the Board can visit the showrooms and see the lights.

**New Business:** None

**Additional items for January Board Meeting:** None

The Regular Board Meeting was adjourned at 8:50 p.m. The Board then moved into Executive Session.

Respectfully submitted,

Nick Dodd  
Artemina Homeowners Association Secretary