

**ARTEMINA HOMEOWNERS ASSOCIATION
MONTHLY MEETING OF THE BOARD OF DIRECTORS
THURSDAY, MAY 12, 2005**

In attendance: Ron Jarvis
Nick Dodd
Laurel Mellett
Jason Harris
Shannon Kunzelmann

Also Present: Gina Larsen of Lepin & Renehan Management

The May 2005 monthly Board Meeting of the Artemina Homeowners Association was called to order at 6:36 p.m. at the office of Lepin & Renehan Management in Tempe, Arizona.

Guests: Homeowner Kunzelmann (Lot # 48) and from Beam Lighting & Construction - Jonathan Hale, Randi Lee & Kate Ramon

Homeowner/Guest Participation:

1. A presentation and Q&A session was directed by Beam Lighting & Construction to discuss their proposal for replacing the aluminum bollards that have been in discussion for many months and possible front palm tree lighting.

Resolved: The Board approved the minutes from the April 14, 2005 meeting as presented.

Resolved: The Board approved the Financial Statements dated April 30, 2005 as presented, subject to final audit.

Committee Reports:

Architectural Control Committee:

- Shannon Kunzelmann relinquished her duties as committee chair and Randy Kunzelmann was then appointed to chair this committee. Ron Jarvis will remain on this committee

Landscape Committee:

- No committee members were present
- There was no report

Communications Committee:

- No committee members were present
- There was no report

Resolved: The Board approved to pay outstanding Berghoff invoices pending Ron's investigation of validity.

Resolved: The Board approved to have Lepin & Renehan Management request a legal opinion from the Association's attorney regarding the best option for a special meeting to discuss a \$100 per lot assessment for bollard lighting replacement. The decision on approving a vendor for the lighting replacement is pending the approval of the special assessment.

- Resolved:** The Board approved checking the budget for metal ramada painting in both parks.
- Resolved:** The Board approved Homeowner Janis (Lot #112) to pay for plant replacement as an "in memory" tree and Gina Larsen will contact the Homeowner regarding particulars.
- Resolved:** To not pay the cost to have the insurance policies reviewed by the Association's attorney.
- Resolved:** The Board approved to replace damaged trees on Cambridge & Gina Larsen will pursue vehicle owner in the meantime. If money is able to be recovered, so be it. The trees will be replaced in the fall for optimum viability.
- Resolved:** The Board approved Gina Larsen to send a letter to Homeowner Kristosik (Lot #147) stating that the Board will not affiliate itself with the Construction Defect Lawsuit that the Homeowner is involved in.
- Resolved:** The Board approved Gina Larsen to send a letter to Homeowner Weissman (Lot #235) regarding Community Project Status, inviting them to the next meeting to discuss.

New Business: None

Additional items for June Board Meeting: Enforcement of rental CC&R 4.21.

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

Respectfully submitted,

Laurel Mellett
Artemina Homeowners Association Secretary