

**ARTEMINA HOMEOWNERS ASSOCIATION
MONTHLY MEETING OF THE BOARD OF DIRECTORS
TUESDAY, AUGUST 17, 2004**

In attendance: Randy Kunzelmann
Lance Tolstedt
Ron Jarvis
Nick Dodd
Scott Raffanelli

Absent: None

Also Present: Shannon Kunzelmann, Chairperson for Architectural Committee and Gina Larsen of Lepin and Renehan Management

The August 2004 monthly Board Meeting of the Artemina Homeowners Association was called to order at 6:30 p.m. at the office of Lepin and Renehan Management in Tempe, Arizona.

Guests: Alex Harris, John Tomasson and David Smith were also in attendance.

Committee Reports:

Architectural Control Committee:

- Shannon Kunzelmann stated that she would have pictures available at the next meeting for the Board to review regarding Unapproved/Disapproved Front Yard Landscape/Architectural Improvements.
- Shannon addressed current Architectural Submittals that had been approved with the Board.

Grounds Committee:

- All Committee members were present.
- The Board and committee members discussed priorities for the Committee.
- The Board discussed the recent community walk through with the Developers and prior management company and the results of the walk through.
- There was a lengthy discussion regarding lighting in the community, what the problems are, how we can fix or replace the lights and who is financially responsible for fixing the lights. As part of the walk through discussed above, the developers maintained that they are not responsible because they feel that the lights have not been properly maintained. The Board strongly disagrees with the developers on this issue.
- John Tomasson, Grounds Committee Member, is going to contact the manufacturer of the lights and report back to the Board at its next meeting.
- The Board has requested that Lepin and Renehan send notices to Lot # 60 regarding his front yard landscaping not being finished in the required 90-day time period.

Communications Committee:

- Committee members present were Scott Raffanelli and David Smith.
- The Committee and the Board discussed the Community website, how it could be better utilized to distribute information and how it could be better maintained.
- Committee member David Smith presented the Board with a new community map for the website. The Board has asked for some minor changes to the new map and requested that it be posted to the Website.
- The Board and Committee discussed the upcoming newsletter to be included with the September billing statement.

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- There was a discussion regarding the possibility of putting in “Information Kiosks” in the parks as a way to share information with members of the community. No decision was made regarding this suggestion.
- The Board has requested the Communication Committee report back to the Board with additional suggestions on how to better distribute information to members of the community.

Resolved: The Board approved the minutes from the June 15, 2004 meeting as presented.

Resolved: The financial statements and report dated July 31, 2004 were approved as presented.

Resolved: The **Tool Box L.L.C.** invoices # 1723, 1726 and 1685 were approved for payment. Invoice # 1724 was denied and the Board requested additional information regarding the work that was performed.

Management Report:

- The Board approved a new Landscape Contract with **Ground Specialties**, the start date for the new contract was subject to availability by Ground Specialties and a 30-day notice to the communities existing landscape contractor.
- The Board will begin to review Unapproved/Disapproved Front Yards at its’ next meeting.

New Business: None

The Regular Board Meeting was adjourned at 8:07 p.m. The Board then moved into Executive Session.

Respectfully submitted,

Nick Dodd
Artemina Homeowners Association Secretary