

**ARTEMINA HOMEOWNERS ASSOCIATION  
MONTHLY MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, FEBRUARY 07, 2008**

**√ - Board Members Present**

	Shannon Kunzelmann, President
√	Anne Carlow, Vice President
√	Jason Harris, Secretary/Treasurer

**Also Present:** Linda Severs, Community Manager of Lepin and Renehan Management, Inc.

The February 2008 monthly Board Meeting of the Artemina Homeowners Association was called to order at 6:44p.m. at the offices of Lepin and Renehan Management in Tempe, Arizona by Anne Carlow.

**Homeowner/Guest Participation:** none.

**Secretary's Report:**

**Resolved:** To approve the Minutes of November 29, 2007 board meeting as presented.

**Treasurer's Report:**

**Resolved:** To accept the financial statements for November and December 2007 as presented, subject to audit and landscape invoices for sprinkler replacements in north part of Tract J.

**Committee Reports:**

**Architectural Control Committee:**

- Committee members present: none.
- One artificial turf proposal under review.

**Landscape Committee:**

- Committee members present: Jason Harris.
- Elm trees need to get more water, may consider adding two 1/4" lines to each tree (get estimate from Ground Specialties).
- Elm at NEC Bosal/Cambridge needs more water.
- White pellets (fertilizer?) in grass area has spread to sand areas.
- Cat poop in sand areas needs removal.

**Communications Committee:**

- Committee members present: none.
- Annual meeting notice posted on home page.

**Topics of Discussion/Approval:**

**Resolved:** To approve CertaPro's invoice for painting Belltower & Ramadas.

**Resolved:** To approve Deca Southwest's invoice in the amount of \$37,622.42 less the deposit of \$17,004.50 for a total due of \$20,617.92.

**Resolved:** To resolve water bill for November and December statements because water is off for sprinklers since November.

**Resolved:** To have Ground Specialties provide Board members with sprinkler parts every week for verification of repair work.

**Resolved:** To pay Playground Police's invoice not to exceed \$100 for volleyball net repair.

**Resolved:** To order police report number 07-19333 issued 10/31/07 to replace two elms destroyed by accident. Cost estimate is \$3,500 for two 48" box elms to be replaced by insurance company.

Driver's insurance company (MetLife) has been contacted by L&R and will be replacing elms. Ron to provide invoice for two 48" box elms not to exceed \$3,500.

**Resolved:** To approve Ground Specialties' estimate for four 36" elms not to exceed \$650.00 each.

**Resolved:** To approve invoice in the amount of \$668.00 for C&J's services for Annual Compilation Tax Return and Arizona Corporation Commission's Annual Report.

**Resolved:** To approve invoice in the amount of \$4,902.99 for the Mahoney Group's community/association insurance.

**Next Board Meeting:** Thursday, March 27, 2008

**Additional items for next Board Meeting:** Dry well; myoporum replacement, revisions to community guidelines.

The Regular Board Meeting was adjourned at 8:53 p.m. The Board then moved into Executive Session.

Respectfully submitted,

Jason Harris  
Secretary  
Artemina Homeowners Association