

**ARTEMINA HOMEOWNERS ASSOCIATION  
MONTHLY MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, MARCH 27, 2008**

**√ - Board Members Present**

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

**Also Present:** Linda Severs & Karen Lepin of Lepin and Renehan Management, Inc.

The March 2008 monthly Board Meeting of the Artemina Homeowners Association was called to order at 6:36p.m. at the offices of Lepin and Renehan Management in Tempe, Arizona by Shannon Kunzelmann.

**Homeowner/Guest Participation:** Green (lot 12), Heath (lot 11), Clayton (lot 95), Hill (lot 185)  
Topics discussed were feral cats, sprinkler head costs, artificial turf, and theme tree.

**Secretary's Report:** not available.

**Treasurer's Report:**

**Resolved:** To accept the financial statements for January and February 2008 as presented, subject to audit.

**Committee Reports:**

**Architectural Control Committee:**

- Committee members present: none.
- One brick paver 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).
- Waiting for annual landscape walk-thru costs.
- Wrought iron fence painting is out to bid. All homeowners with view fence will be notified by L&R of the HOA's contractor schedule. Any homeowner wishing to have their side of fence painted will have to enter into separate agreement with contractor.

**Communications Committee:**

- Committee members present: Shannon Kunzelmann.
- Web inquiries were addressed.

**Topics of Discussion/Approval:**

**Resolved:** To approve two 48" elm replacement costs by Metlife subject to costs being reasonable to be installed by our contractor under 12 month warranty. Metlife to respond to L&R by end of March with independent cost estimate.

**Resolved:** To approve Ground Specialties annual walk-thru costs subject to plant size selection and costs not to exceed landscape budget.

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

**Resolved:** To approve attached addendum regarding procedure for owners who wish to view association records.

**Resolved:** To approve Ground Specialties' request for a \$50 monthly increase for a new monthly landscape maintenance cost of \$5,350 effective March 1, 2008.

**Notation:** After legal opinion, the Board concurs that current CC&R Section 4.11 addresses the feral cat issue per language, “No animal, bird, fowl, poultry, or livestock shall be allowed to make an unreasonable amount of noise or to become a nuisance.”

**Next Board Meeting:** Thursday, April 24, 2008 (annual meeting)

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

The Regular Board Meeting was adjourned at 9:48p.m. The Board then moved into Executive Session.

Respectfully submitted,

Jason Harris  
Secretary  
Artemina Homeowners Association