

**ARTEMINA HOMEOWNERS ASSOCIATION  
MONTHLY MEETING OF THE BOARD OF DIRECTORS  
MONDAY, SEPTEMBER 25, 2006**

**Ö - Board Members Present**

Ö	Shannon Kunzelmann, President
	Ron Jarvis, Vice President
Ö	Mitch Hill, Treasurer
Ö	Jason Harris, Secretary
Ö	Randy Kunzelmann, Member at Large

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

The September 2006 monthly Board Meeting of the Artemina Homeowners Association was called to order at 6:31 p.m. at the offices of Lepin and Renehan Management in Tempe, Arizona.

**Homeowner/Guest Participation:** Ron Lee with Ground Specialties expressed concerns with myoporum longevity in the community. Potential options are replacing myoporum with decomposed granite and alternative groundcover such as emu, lantana, rosemary, and/or natal plum (boxwood, carissa).

**Secretary's Report:**

**Resolved:** Board approved Minutes of August 28, 2006 board meetings as presented.

**Treasurer's Report:**

**Resolved:** Board accepted financial statements dated August 31, 2006 as presented, subject to audit.

**Resolved:** Board approved the fiscal year 2007 budget with the attached memorandum dated September 20, 2006.

**Resolved:** Board accepted addendum for the small claims transfer.

**Committee Reports:**

**Architectural Control Committee:**

- Committee members present: Randy Kunzelmann.
- One submittal since the last meeting under review.

**Landscape Committee:**

- Committee members present: Jason Harris.
- No proposals received yet for the front entry's window replacement.

**Communications Committee:**

- Committee members present: Shannon Kunzelmann.
- No items to report.

**Topics of Discussion/Approval:**

- Resolved:** Tabled one proposal received for monument sign replacement until other proposals received.
- Resolved:** Denied Ground Specialties' request for \$100 per month rate increase.
- Resolved:** Approved Ground Specialties' current monthly rate of \$5,300 for landscape maintenance. Board had reviewed proposals from six other contractors prior to making decision to retain Ground Specialties.
- Resolved:** Approved Tree Doctors' proposal of \$2,200 for deep root fertilization for 440 elms, work to be performed in the spring 2007.
- Resolved:** Approved D2 Web Design for website administration.
- Resolved:** Approved 2007 Meeting Schedule to include 9 monthly board meetings.
- Notation:** The Board discussed the proposal from management to reduce the number of board meeting from 9 to 6 per year. At this time the Board does not feel that they are in a position to reduce the number of meetings per year, however, the Board does feel that because the Association budget is being built properly and several major projects are nearing a time of completion that it would be feasible to revisit the reduction of meetings during the discussion of the 2008 budget.
- Resolved:** Approved to have the acacia behind Lot #204 removed, per homeowner request.
- Resolved:** That Lepin and Renehan respond on behalf of the Board to Lot #112 letter regarding concerns of the roles of Lepin and Renehan, the board members, and the community's landscape.
- Resolved:** That Lepin and Renehan request proposal for removing myoporum in front entry along Elliot in tracts A & B and along Cambridge in tracts C & D. Myporum to be replaced with decomposed granite and potential groundcover alternatives such as emu, lantana, rosemary, and/or natal plum (boxwood, carissa).

**Next Board Meeting:** Monday, October 23, 2006

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

The Regular Board Meeting was adjourned at 9:13 p.m. The Board then moved into Executive Session.

Respectfully submitted,

Jason Harris  
Secretary  
Artemina Homeowners Association