

**ARTEMINA HOMEOWNERS ASSOCIATION
MONTHLY MEETING OF THE BOARD OF DIRECTORS
THURSDAY, SEPTEMBER 27, 2007**

√ - 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 September 2007 monthly Board Meeting of the Artemina Homeowners Association was called to order at 6:39 p.m. at the offices of Lepin and Renehan Management in Tempe, Arizona by Shannon Kunzelmann.

Homeowner/Guest Participation: Ron Lee with Ground Specialties recommended the Board consider replacing Hunter I-20 with Rainbird Rotor sprinklers on slope areas to minimize flooding at bottom of basin. Board approved use of Rainbird Rotor sprinklers in Tract J, north of Mesquite, as the first test section. All I-20 sprinklers replaced will be salvaged for future repairs.

Secretary's Report:

Resolved: To approve the Minutes of August 30, 2007 board meeting as presented.

Treasurer's Report:

Resolved: To accept the financial statements of August 2007 as presented, subject to audit.

Committee Reports:

Architectural Control Committee:

- Committee members present: none.

Landscape Committee:

- Committee members present: Jason Harris.
- Cigarette butts frequently located along Nevada/Spur near mailboxes.
- Bollard lighting installation, east of Cambridge, to begin in October.
- Sun Devil Pools to remove calcium buildup in front entry fountain including scuppers and service fountain filter. Work to begin the week of October 6.

Communications Committee:

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

Topics of Discussion/Approval:

Resolved: To have Architectural Control Committee begin process to have paint palette on file for future homeowner requests.

Tabled: Proposal dated 6/27/07 in the amount of \$1,750.00 plus tax for adding 35 tons of sand in volley ball court.

Resolved: To approve Ground Specialties proposals dated 9/14/07 & 9/14/07 in the amounts of \$6,022.50 and \$1,520.00, respectively. Ron advised Board that work will begin at the end of October.

Resolved: To reduce costs of Ground Specialties invoice #9374 dated 8/15/07 from \$470.94 to \$250.94. The Board's decision to reduce invoice costs by \$220 was justified because previous work orders to remove dead vegetation included capping drip emitters.

Resolved: To approve proposal from CertaPro Painters for painting two ramadas and bell tower in the amount not to exceed \$1,600 based on five bids received, subject to verification that bid includes all metal parts being painted for the ramadas.

Resolved: To approve 2008 Budget dated August 23, 2007 as presented.

Next Board Meeting: Thursday, October 25, 2007

Additional items for next Board Meeting: Bollard light installation schedule; dry well; block wall repair for lot#18.

The Regular Board Meeting was adjourned at 8:34 p.m. The Board then moved into Executive Session.

Respectfully submitted,

Jason Harris
Secretary
Artemina Homeowners Association