

**ARTEMINA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MAY 28, 2009**

A meeting of the Artemina Community Association Board of Directors was held on Thursday, May 28, 2009, at the office of Lepin and Renehan Management, 7955 South Priest Drive, Suite 105, Tempe, Arizona, at 6:30 p.m.

Directors in attendance were Anne Carlow, Nick Dodd and Phyllis Green. Also present were homeowners Jason Harris (#20) and Russ Heath (#11), and Christal Crain of Lepin and Renehan Management.

A quorum was established. The meeting was called to order at 6:30 p.m.

Upon motion duly made and seconded, the following resolutions were unanimously passed unless otherwise indicated:

Notation: Russ Heath (#11) came to discuss foul language coming from his neighbor, Green (#12). The Board advised that this is a civil matter that must be handled between the homeowners.

Notation: Jason Harris (#20) came to discuss an alleged civil matter that took place at Green (#12). The Board advised that this is a civil matter that must be handled between the homeowners.

Notation: Russ Heath left the meeting.

Resolved: To approve the April 30, 2009 Board Meeting Minutes, with the correction that Phyllis is the owner of Lot #12.

Resolved: To approve the April 30, 2009 Annual Membership Meeting Minutes, as written.

Resolved: To accept the Financial Statements dated March and April, 2009, subject to audit.

Resolved: That Nick Dodd will act as the Chair of the Architectural Committee.

Notation: There were no reports from the Architectural and Communications Committees.

Notation: A report was received from the Grounds Committee and reviewed by the Board prior to the meeting.

Resolved: To ask Ground Specialties to install a 24" box Southern Live Oak on the west side of Presidio, south of Horseshoe, to replace the dead Elm.

Resolved: Lot #9 (O'Rorke). To respond to the owner's May 7, 2009 letter advising that their appeal for a variance of the requirement to install a 24-inch box elm tree was disapproved. Please be reminded that the deadline for compliance is May 30, **2010**.

Resolved: Lot #148 (Klaproth). To respond to the owner's May 12, 2009 letter advising that their appeal for a variance of the requirement to install a 24-inch box elm tree was disapproved. Please be reminded that the deadline for compliance is May 30, **2010**. The Board meetings are open to all members and enclosed is a published schedule of those meetings.

Resolved: Lot #189 - Send a letter to the owner advising that the side yard is bare. They need to install granite or hardscape. If they wish to do hardscape they must submit for approval. Granite must comply with the published Rules.

Resolved: Lot #188 – Send a letter to the owner advising that the side yard is bare. They need to install granite or hardscape. If they wish to do hardscape they must submit for approval. Granite must comply with the published Rules.

Resolved: To approve ECI's proposal to clean the drywells at a cost of \$3,400.00. Manager will confirm whether there are 5 drywells need to be cleaned (per cover letter) or 4 (in bid). If 5 need cleaning, cleaning of the 5th is approved at an additional cost of \$475.

Notation: The Board would like ECI to look at the drywell that Torrent reported as having a broken screen.

Notation: Nick Dodd will continue researching ways to convince the Town of Gilbert to install speed bumps or similar device on Cambridge.

Notation: Lot #98 (Dodd) A proposal was received from Ground Specialties to install rip rap in the common area adjacent to the fence wall shared in common with Dodd. This is to prevent erosion from the drainage pipe reported by Dodd to have been installed by the developer. On advice from the Grounds Committee, the Board will not require the homeowner to complete any work until the Association installs granite in the area.

The next board meeting is scheduled for June 25, 2009, at 6:30 p.m.

The meeting was adjourned to Executive Session at 8:00 p.m.

Respectfully submitted,

Respectfully submitted,

Christal Crain
Recording Secretary

Nick Dodd
Secretary