

Colina Del Norte Homeowners Association
 Minutes from Meeting

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	Jan 23, 2006 Tatum Ranch Community Center 29811 North Tatum Blvd. Cave Creek, AZ 85331
Directors Present:	Don Aldridge, President Joe Kovac, Treasurer Jackie Mrochinski, Director at Large
Directors Absent:	Jack Wilkerson, Vice President
Other Members of Association Present:	3
Cuellar Representative:	Bill Bates

ADMINISTRATIVE MATTERS:

The regular meeting of members of Colina Del Norte Homeowners Association (the Association) was duly constituted and held at 6:35 pm on Jan. 23, 2006 at the Tatum Ranch Community Center, 29811 North Tatum Blvd., Cave Creek, AZ., 85331.

The Association’s President, Don Aldridge, acted as Chairperson of the meeting.
 The Association’s Director at Large, Jackie Mrochinski, acted as Secretary.

The Chairperson reviewed safety matters.

APPROVAL OF MINUTES:

A motion was made, seconded and unanimously carried for the approval of the minutes from Oct 24th regular and executive meetings.

A motion was made, seconded and unanimously carried for the approval of the minutes from the Nov 21st regular and executive meetings.

OTHER ADMINISTRATIVE MATTERS:

Mr. Barry Fletcher may be a candidate for the vacant position on the board.
 He will be contacted to verify this commitment.

REVIEW OF FINANCIALS:

Mr. Kovac, Treasurer, presented the Associations financial report for December, 2005.

MANAGEMENT REPORT:

Mr. Bates presented the management report for January, 2006.

Included in the report were the following items:

Bids for power washing the brick pavers at the front entrance.

A motion was made by Mr. Kovac and seconded by Mr. Aldridge and carried that bid from Cactus Property Services, Inc. be accepted upon clarification that the bid includes the spreading of sand between the pavers after the pavers have been power washed.

COMMITTEE REPORTS:

Architectural Committee has approved a decorative screen request.

Mr. Aldridge will contact Steve Smith in regards to the warranty on the radar equipment.

OLD BUSINESS:

BUSES:

A lively discussion to place in regards to a copy of the **Verification** of Insurance that was provided by the School Board.

Mr. Brett Barry provided his option that should the school buses not be allowed to pick up children within the Association's boundaries, who would be responsible if there was any incidence between the bus and children.

Upon completion of the discussion a motion was made by Mr. Aldridge and seconded by Ms Mrochinski to accept the **Verification** of Insurance that was provided.

Motion was carried without the approval of Mr. Kovac.

Touch of Boulders has completed the panting the stucco area of the front entry:

Not discussed:

Cars that remain overnight on the street.

NEW BUSINESS:

Mr. Bates has had homeowners report on fence rails being removed from the North entrance.

The homeowner had provided the police with the offending vehicles license plates.

Bill will check with the police to see if the license plates belong to a member of the community.

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A motion was made by Mr. Kovac and seconded by Mr. Aldridge and approved that the split rail fence/s be repaired, depend on cost

Cuellar has sent a mailing to community residence regarding the opening of Rancho Palmoa.

It was suggested that increased visibility be provided at the North entrance by:

1. Adding markers or reflectors
2. Additional lighting

A question was raised as to whether or not there is power at the North entrance.
A discussion has to how to improve visibility will be added to next month's agenda.

It appears that the keypad for entering the North entrance gate does not always work during daylight hours.

An explanation may be the vehicles are not close enough to the gate to trigger its opening.

NEWSLETTER:

The Colina Del Norte Homeowners Association's newsletter was not discussed but should contain the following:

- a. The increase in annual dues will be noted with the dollar amount rather than the percentage.
This will provide each homeowner will the exact increase in annual dues.
- b. A reminder about overnight parking and any consequence that may follow.
- c. A reminder to homeowners regarding plantings in the Common area.
 1. Although plants may be on an approval list, any non-desert plantings are not allowed.
 2. Any planting in the Common area must be approved by the appropriate committee, if not the Homeowner is in violation of the CC& R's and will be contacted accordingly.

Next meeting will be held on Feb 27, 2006.

ADJOURMENT:

A motion was duly made and seconded and approved by attending Board members to adjourn the meeting at 7:45 pm.