

Colina Del Norte Homeowners Association
 Minutes from Meeting

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	Feb 27, 2006 Tatum Ranch Community Center 29811 North Tatum Blvd. Cave Creek, AZ 85331
Directors Present:	Don Aldridge, President Jack Wilkerson, Vice President Joe Kovac, Treasurer Jackie Mrochinski, Director at Large
Directors Absent:	
Other Members of Association Present:	1
Cuellar Representative:	Bill Bates John Kekar

ADMINISTRATIVE MATTERS:

The regular meeting of members of Colina Del Norte Homeowners Association (the Association) was duly constituted and held at 6:30 pm on Feb 27, 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:

The minutes for the Feb 27th meeting will be amended to state – Verification of Coverage rather than Certificate of Insurance.

A motion was made, seconded and unanimously carried for the approval of the minutes from Feb 27th regular and executive meetings.

OTHER ADMINISTRATIVE MATTERS:

Mr. Bill Bates of Cuellar introduced Mr. John Kekar of Cuellar. Mr., Kekar will be Cuellar’s new property manager for Colina del Norte.

REVIEW OF FINANCIALS:

Mr. Kovac, Treasurer, presented the Associations financial report for January, 2006.

MANAGEMENT REPORT:

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

It was agreed that the power washing of the brick pavers by Cactus Property Services at the front entrance looked good.

COMMITTEE REPORTS:

Correspondence Committee:

Delinquent account notices have been sent.

Rather than sending an email document the Architectural Committee has determined that from now on a signed approval/or rejection letter will accompany any architectural requests.

The Landscaping Committee will reconvene.

OLD BUSINESS:

In regards to the vacant position on the HOA board, Mr. Aldridge will contact Mr. Barry Fletcher to see if Mr. Fletcher is still available.

A consensus of approval was made in regards to the painting of the stucco area of the front entry by Touch of Boulders.

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

It was decide that there was no need to improve the visibility at the North entrance.

Lot 132 has until March 1st for the completion of pavers in lieu of the concrete for front driveway.

Regarding the removal of fence rails near the North entrance.

Mr. Bill will check with the police to see if the license plates belong to a member of the community, since homeowner had provided the police with the offending vehicles license plates.

It was also pointed out that:

Section 10.2 of the CC& R's that damage to the HOA's common areas is the responsibility of the offending party and they may be responsible for any costs related to repair the area.

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NEW BUSINESS:

An agreement was made to review the changing the North entrance to 'free exiting':

- a. in 6/8 months
- b. the next annual Homeowners meeting
- c. after the speed monitor has been returned to use and it shows that exist speeding has been reduced.

It was noted that there is a cost involved with this change.

Regarding Community Garage Sales a review of previous minutes will be done, to show when the decision not to allow them was made.

Landscaper will be requested to check and remove any tree branches that overhang onto the sidewalk on Lonesome Trail and 52nd Way. It will be requested that the rest of the community be checked as well.

The wash on the south side of Sierra Sunset Trail between lots 33 and 34 should be filled to prevent further erosion.

An acknowledgment should be sent to the Sonoran Alignment Committee for their report on the proposed I17 and highway 51 connection.

In regards to how a review of the HOA's accounting practices should be done.

A discussion was held on the differences between:

- Computation
- Full audit
- Test of reasonablies

It was recommended by the HOA's treasurer, Mr. Joe Kovac, whichever process is the least expensive and that meets the States requirements should be done.

It was also noted that the review needs to be completed by the end of June 2006.

He also noted that at some time in the future a full audit will be necessary.

Mr. Kovac has volunteered to contact Jodi Moffit at Cuellar to discuss Mr. Clyde Raymond's standing with Cuellar.

Bids shall be requested from the Accounting firms, which shall include Mr. Clyde Raymond and McPatton.

This topic will review again at the March meeting.

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NEWSLETTER:

Mr. Bates will submit for review:

The Colina Del Norte Homeowners Association's newsletter which 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 vehicles including trailers 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.
- d. An explanation that vehicles using the North Entrance need to pull up to the gate as close as possible to trigger the opening.

Next meeting will be held on March 20, 2006.

ADJOURNMENT:

A motion was duly made and seconded and approved by attending Board members to adjourn the meeting at 8:18 pm.