

**Colina Del Norte Homeowners Association
Minutes from Meeting**

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	Mar 20, 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:	John Kekar Kelly

ADMINISTRATIVE MATTERS:

The regular meeting of members of Colina Del Norte Homeowners Association (the Association) was duly constituted and held at 6:34 pm on March 20, 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 for correct dates. 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. Aldridge has contacted Mr. Berry Fletcher regarding the vacancy on the board.

Monthly meetings shall be changed to the 4th Monday of each month.

Submitted by Jackie Mrochinski

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REVIEW OF FINANCIALS:

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

Mr. Kovac had several outstanding issues:

- a. What is the \$288.00 debit balance in the Legal fee reimbursement?
- b. Who authorized the payment for:
 1. bee removal
 - 2.. pre-emergent

Additional items are covered under Management Report.:

- Legal fees
- Collection of unpaid dues

MANAGEMENT REPORT:

Mr. Kekar presented the management report for March, 2006.

Cuellar has come up with an alternative to the \$150 per letter for normal assessments, over due assessments and legal fees.

Cuellar has on their staff an in-house collection person, Tina Drexler.

Cuellar will provide a template of their letters.

Cuellar shall provide at the next meeting:

Cost of HOA's current insurance policy.

What do the policies cover?

What is the limit of liability?

When are premiums due?

COMMITTEE REPORTS:

Architectural Committee:

Lot 39 has requested permission to install an awning over the patio area in the rear of the house,

The Landscaping Committee will reconvene.

OLD BUSINESS:

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

It appears that there was a misunderstanding regarding the completion date of pavers on Lot 132.

A letter will be sent, included will be a reminder to remove any construction debris

In regards to Mr. Bijak email -concerning vehicles cutting thru the back gate:

Submitted by Jackie Mrochinski

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Cuellar has not checked 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.

An agreement was made to review the changing the North entrance to 'free exiting' at the next annual Homeowners meeting.

The response for a Community Garage Sales will be put on hold, since no homeowner has brought it up again.

Mr. Wilkerson will check with the Landscaper regarding our 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.

NEW BUSINESS:

It was determined that Mr. Clyde Raymond's company will not be included in our request for accounting bids.

The 'Two Man Rule' shall prevail and account signature cards will be filled out by Mr. Aldridge and Mr. Wilkerson.

NEWSLETTER:

Mr. Kekar will submit a draft of the newsletter for review:

The Colina Del Norte Homeowners Association's newsletter which should contain the following:

- a. A reminder about overnight parking vehicles including trailers and any consequence that may follow.
- b. 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.
- c. An explanation that vehicles using the North Entrance need to pull up to the gate as close as possible to trigger the opening.
- d. A reminder about overnight parking whether on the street or the gravel areas on the side of the house.

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- e. Information regarding the Sonoran Alignment Committee meetings, so that interested homeowners may attend.
- f. A reminder that it has been dry. If there is a measurable amount of dry brush that could pose a fire hazard, too contact Cuellar.

Next meeting will be held on April 24, 2006.

ADJOURNMENT:

A motion was duly made and seconded and approved by attending Board members to adjourn the meeting at 8:02 pm.