

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	Apr 24, 2006 Tatum Ranch Community Center 29811 North Tatum Blvd. Cave Creek, AZ 85331
Directors Present:	Don Aldridge, President Barry Fletcher (New Member) Joe Kovac, Treasurer Jack Wilkerson, Vice President
Directors Absent:	1
Community Association Members Present:	1 (Phil Barker)
Cuellar Representative:	John Kekar

#### **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 April 24, 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 Vice President, Jack Wilkerson, acted as Secretary.

#### **APPROVAL OF MINUTES:**

1. Amended minutes of Feb 27<sup>th</sup> meeting were read, seconded and approved.
2. A motion was made to approve Minutes of March 20<sup>th</sup> meeting, seconded and unanimously approved.

#### **ADMINISTRATIVE UPDATES:**

1. Barry Fletcher has been appointed to the Board of Directors to replace Connie. Barry's term is effective now until the annual meeting in September, 2007
2. Landscape discussion: Some homeowners would like to trim plants in the natural areas. The policy of the BoD is to leave the areas in a natural state. If an individual homeowner has a specific safety concern or problem they should let the board know to determine a course of action.
3. Clickers: Clickers do not work when they get hot. Discussion to put this information into the next newsletter to inform community members.

4. Paint colors: One homeowner wanted to know his paint color. The HOA or the management company does not have this information. Homeowners should be instructed to contact the builder, Shea Homes.
5. Insurance information was provided to board. Board members will review and discuss at the next meeting.
6. Butler & Jones has been contacted to do the taxes for the association.
7. The Shaw Law Firm has been removed as the primary solution for delinquencies. Tina Drexler is now responsible for collections and letters to the homeowners.
8. The next meeting date is scheduled for May 22, 2006

**MAINTENANCE UPDATE:**

1. EPM Landscaping will send a proposal to Cueller to repair the erosion on Sierra Sunset. Jack and John will both follow up.
2. The split rail fences around the neighborhood need repair. Cueller to contact EPM.

**FINANCIAL REPORT:**

1. Mr. Kovac, Treasurer, presented the March 2006 financial report.
2. Total Cash = \$241,399.75 (Operating Cash = \$63,052.25; Reserve Fund - Bank = \$53,347.50; Reserve Fund - CD's = \$125,000)
3. Delinquencies: Still short on homeowner dues payments (~ \$10K, representing 25 homes or 12% delinquency rate). Need reminder letters to go out. Cueller action.
4. \$498 of year end adjustments were made by Cueller to the various accounts. Joe to review.

**COMMITTEE REPORTS:**

**1. Architectural Committee:**

- a) One homeowner has requested to expand their driveway. Approval was given with the specification that the width does not exceed 30ft. Homeowner will be reminded that cement/commercial trucks are not to clean their equipment in the streets or wash areas.
- b) Homeowner who replaced his driveway with pavers has completed the installation.

## **2. Landscaping Committee:**

- a) Committee not yet convened. Still Jack's action.
- b) Concern expressed on vegetation around the fire hydrants and next to the walkways. Cueller to contact the fire department and EPM.
- c) Issue about Queen Palms. One homeowner had 2 queen palms in their yard when they moved in and then planted 3 more. The boards position is as it has always been (and as stated in the CCRs) that queen palms are not allowed but in this case the palms were there when the house changed owners. Note: this complaint was brought by a neighbor. Cueller needs to inspect the property to see if the palms are visible and if the complaint is valid. The BoD will discuss this at the next meeting.

## **OLD BUSINESS:**

1. Discussion on the proposed Sonoran Parkway. The BoD will continue to pass on information to the community but thoughts are our community is not directly effected. The BoD will continue to watch and be aware.
2. Don still needs to get with Steve Smith about the speed machine.

## **NEW BUSINESS:**

1. Received a request from a firm to discuss a development project in our area. Don will find out more information and try to set up a meeting at the next board meeting.
2. Don will call Connie to try to retrieve the Directors handbook to provide to Barry Fletcher.

## **ADJOURMENT:**

A motion was duly made and seconded and approved by attending Board members to adjourn the meeting at 8:10 pm.