

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	May 22, 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:	20+
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 May 22, 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.

A very large gathering of the community was in attendance to hear the proposal by Trammell Crowe on their development planned for the property due north of Colina Del Norte. The meeting started with David Swartz and representative of Trammell Crowe.

TRAMMEL CROWE REPORT:

1. They have not filed their zoning commission request.
2. They wanted to talk to homeowners/neighbors
3. Presented their site plans and product: Moderate density, multi-family, residential ("condominium" type buildings)
 - a. Gated Community
 - b. Mid 300's base price
 - c. 8 families to the acre
 - d. 15.76 acre property
 - e. 2 Story
 - f. "Big house" type of buildings
 - g. 18 Buildings (including club + 1 Club House)
 - h. 114 units (6 plex)

Questions and concerns to be reported on next meeting:

1. Lighting, height / Bright / screening
2. Perimeter fencing? Where? How?
3. Roofs – would flat be better
4. Concern w/ placement of buildings 17 & 18
5. Population: <2 per unit
6. Landscaping: concern with harmony with adjacent community; use native species
7. Concern w/ high density
8. Zoning currently S1. Asking for R2.
9. Concern w/ commercial properties on any of the Rancho Paloma land.
10. Supposedly owner occupied. CCRs can limit rental. Intent to limit “investor” (\$350K unit would rent for \$3500/mo.)
11. Goes to Village Planning Commission. Board will track activity and will keep community involved.
12. 24 months before first unit construction.
 - a. Grading 6-8 weeks.
 - b. 8-10 months for first units.
 - c. Built out by 18 months
13. Guard three things: views, space, property values (cut site lines lower)
14. How do we submit to Trammel Crowe. Trammel will get a proposal back to the community.
15. Trammell to provide an A or B size site plan to provide to the Community. They can also post to an FTP site.

MAIN MEETING CALLED TO ORDER:

APPROVAL OF MINUTES:

1. Minutes of amended Apr 24 meeting were read, seconded and approved.

ISSUES IN THE NEIGHBORHOOD:

1. Problem with Weeds
2. Temporary basketball hoops. John to send notices
3. White garages
4. Contact landscaper to cut growth from agaves.

TABLED ITEMS:

1. Insurance – work next time.
2. Desert brush removal.

NEW BUSINESS:

1. Need to set up a committee that will work with Trammel Crowe. Trammel Crowe and David Swartz said they would get back to us with a new plot plan. Don will follow up within a couple of weeks.

ADJOURMENT:

A motion was duly made and seconded and approved by attending Board members to adjourn the meeting at 8:20 pm.