

Colina Del Norte Homeowners Association
 Minutes from May 22, 2006 Meeting

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	June 26, 2006 Tatum Ranch Community Center 29811 North Tatum Blvd. Cave Creek, AZ 85331
Directors Present:	Don Aldridge, President Barry Fletcher Jackie Mrochinski
Directors Absent:	Joe Kovac, Treasurer Jack Wilkerson, Vice President
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 6:40 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 **second** proposal by Trammell Crowe on their development planned for the property due north of Colina Del Norte. The meeting started with David Schwartz and representative of Trammell Crowe.

Some homeowners felt that since the city of Phoenix wants Rancho Palmo completed that knowing how property is going to be used, is better than having a developer develop the property without any notification to Colina Del Norte.

TRAMMEL CROWE REPORT the following are being maintained on this report updates are in bold.

1. Presented their second set of 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? **The idea of having breams seemed to have been the idea that was preferred by the homeowners.**
3. Roofs – would flat be better – **it appears that the garage roofs have been changed to a single level.**
4. Concern w/ placement of buildings 17 & 18
5. Population: <2 per unit
6. Landscaping: concern with harmony with adjacent community; use native species – **the diameter of the trees rather than box size was discussed.**
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. **A committee of homeowners to review and track activity was suggested -**
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, **again**
15. Trammell to provide an A or B size site plan to provide to the Community. They can also post to an FTP site.
16. **Trammell provided the different elevations for their development.**
17. **No pool time for the community have been finalized.**

MAIN MEETING CALLED TO ORDER:

APPROVAL OF MINUTES:

1. Minutes of May 22 nd meeting seconded and approved.

ITEMS DISCUSSED:

1. Insurance – Cuellar to provide quote/s.
At this time current insurance seems to be the best alternative.
2. Cuellar’s correspondence/s to homeowners regarding violations were discussed.

ISSUES IN THE NEIGHBORHOOD:

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

NEW BUSINESS:

1. Volunteers for a committee to review and work with Trammel Crowe and the City Planning committee.
2. Volunteers will contact Don.
3. MYCO was okayed for telephone entry system repairs.

ADJOURMENT:

A motion was duly made and seconded and approved by attending Board members to adjourn the meeting at 8:45 pm.