

Colina Del Norte Homeowners Association
Minutes from July 24, 2006 Meeting

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	July 24, 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
Directors Absent:	Barry Fletcher
Community Association Members Present:	14+
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 July 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 Member at large, Jackie Mrochinski, acted as Secretary.

A large gathering of the community was in attendance to discuss the second proposal by Trammell Crowe on their plan for the property due north of Colina Del Norte.

A committee was formed to review the proposal and to formulate recommendations to Trammell Crow.

1. In regards to zoning:
If the committee can agree on the points to be covered and they are included in the zoning request, they can not be changed.
2. Revise exterior plans to reduce the elevations to 1 story where mountain views are obstructed.
3. After proposal is received by the Village Desert View committee it is then sent to the City.
4. After the City has received the proposal and is posted there should be a hearing within 4-6 weeks.

There was a discussion about the possibility of hiring an attorney, but was rejected. One of the homeowner's was quite helpful in suggesting ways to deal with both the Village Desert View committee and the City Planning committee.

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

No agreements were made at the previous meeting with Trammel Crow.

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? Liked beams seem to have been the idea 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 from the June meeting were approved as modified.

ITEMS DISCUSSED:

1. Insurance – has been paid
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. Removal of the refrigerator – City has been called.
5. Cuellar's representative will try to have the mechanical bed removed.
6. A suggestion was made to install large rocks or boulders near the mail boxes where homeowners do not stay on the street when retrieving mail.

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. A suggestion was made that maybe Phoenix Fence maybe more responsible and provide better service with gate repairs. Cuellar's representative will provide Don with a quote.

ADJOURMENT:

A motion was duly made and seconded and approved by attending Board members to adjourn the meeting at 8:43 pm.