

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

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	Aug 28, 2006 Tatum Ranch Community Center 29811 North Tatum Blvd. Cave Creek, AZ 85331
Directors Present:	Don Aldridge, President Barry Fletcher Jack Wilkerson, Vice President
Directors Absent:	2
Community Association Members Present:	11
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 6:30 pm on Aug. 28, 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 larger crowd than normal was in attendance to again hear the latest on the Trammel Crow proposal.

APPROVAL OF MINUTES:

1. Amended minutes of June 24 meeting were read and approved.
2. Minutes of July 24 meeting were read and approved.

TRAMMEL CROWE REPORT:

1. The Trammel Crow Committee has sent a letter to Trammel Crow laying out the stipulations of changes we (Colina Del Norte) would like to see in their proposal. Trammel Crow is reviewing out stipulations.
2. TC has scheduled a meeting with the Desert View Village Planning Committee for September 5. Representatives from the TC Committee will be at that meeting. The TC Committee will be in attendance at that meeting.
3. Phil Barker, who is on the Desert View Village Planning Committee provided insights and "pointers" for dealing with the planning committee and Trammel Crow.

ISSUES IN THE NEIGHBORHOOD:

1. Wood fences. A perpetual problem. Do we need a more permanent solution? Do we need the fences at all? (in some areas). John to address with the landscaping company, EPM, to propose some alternate solutions.
2. Cuellar notified the police concerning vandalism of the front gate lights. Police stated they will increase surveillance in our area.
3. Cuellar sent a letter to the gate company concerning the maintenance of the back gates. Stated that service seems to be better of late.
4. Cuellar needs to contact the landscaper to trim the sidewalks again.

TABLED ITEMS:

1. Budget. Cuellar presented a proposed budget. The treasurer was not in attendance so this item was tabled. The treasurer needs to review and be ready to present a recommendation at the upcoming annual meeting.

NEW BUSINESS:

1. Need to plan the annual meeting. Don will send out a proposed agenda.

ADJOURMENT:

A motion was duly made and seconded and approved by attending Board members to adjourn the meeting at 9:00 pm.