

Colina Del Norte Homeowners Association
 Minutes from the Annual Homeowners Meeting Sept 26, 2006

Colina Del Norte Homeowners Association Minutes of 2006 Annual Meeting of Members	Sept 25, 2006 Tatum Ranch Community Center 29811 North Tatum Blvd. Cave Creek, AZ 85331
Directors Present:	Don Aldridge, President Joe Kovac, Treasurer Jackie Mrochinski Barry Fletcher
Directors Absent:	Jack Wilkerson, Vice President
Community Association Members Present:	14
Cuellar Representative:	John Kekar

ADMINISTRATIVE MATTERS:

The annual meeting of members of Colina Del Norte Homeowners Association (the Association) was duly constituted and held at 6:35 pm on Sept 25, 2006 at the Tatum Ranch Community Center, 29811 North Tatum Blvd., Cave Creek, AZ., 85331, pursuant to a notice of such meeting given more than 15 days before such meeting to each member entitled to vote thereat addressed to such member's last address last appearing on the books of the Association supplied by such member to the Association for the purpose of notice .

The Association's President, Don Aldridge, acted as Chairperson of the meeting.
 The Member at large, Jackie Mrochinski, acted as Secretary.

After calling the meeting to order, the Chairman announced that more than 42 members were present in person or by proxy at the meeting. This constituted a quorum for the transaction of business at the meeting.

The Chairman introduced the current members of the Association's Board of Directors.

The Chairman reviewed the safety matters and the agenda for the meeting.

Approval of Minutes for the 2005 Annual Meeting of Members:

Upon a motion duly made, seconded and unanimously carried, the minutes of the 2005 annual meeting of the members of the Association were approved.

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

Associations Accomplishments since the 2005 Annual Meeting of Members:

The Chairman briefly reviewed the Association's accomplishments since 2005 annual meeting, including:

1. Continuous problems with the condition of the back gate.
2. Enforcement of the CC&R's.
3. The Trammel Crowe development:
 - a. Included Trammel Crowe's agreement to reduce the elevation of six end units from two story to single story.
 - b. Discussion of the Trammel Crowe development will be included in the next meeting of the Desert Village Planning Committee will be held on Oct 3rd. Their report will be submitted to the City Planning Committee before being sent on to the City Council.

The Chairman opened the floor to questions and comments.

A question was raised as to whether or not the Trammel Crowe development will tie their water supply and sewer system into the Colina Del Norte's system. The response was that this matter will be looked into.

Treasures Report:

The Association's Treasurer, Joe Kovac, presented the following:

1. A listing of the Associations' assets by category.
2. The reduction of delinquencies
3. The use of CD's to improve the Communities's financial statements.
4. A reserve fund analysis will be done next year.
5. Possible increase to the annual assessment for 2007

The Treasure then opened up the floor for questions and comments.

Election of Directors:

The next item of business to come before the meeting was the election of three directors to the Association.

In addition to the name on the official ballot, Lance Ulick, the following members, present at the meeting, put their name up for election:

Mike Frost
Don Aldridge

Upon a motion duly made, seconded and unanimously carried, Lance Ulick and Mike Frost shall serve until the annual meeting of members to be held in the year 2008,
Don Aldridge shall serve until the annual meeting of members to be held in the year 2007,

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or until the respective successors of such directors are elected and qualified, unless such officers shall sooner die, resign or be disqualified to serve.

Call for volunteers for Association's Committees:

The Chairman called for members to volunteer to serve on the Association's committees.

Adjournment:

A motion was duly made and seconded and approved by attending Board members to adjourn the meeting at 7:36 pm.