

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	April 23, 2007 Tatum Ranch Community Center 29811 North Tatum Boulevard Cave Creek, Arizona 85331
Directors Present:	Don Aldridge, President Barry Fletcher, Vice President Mike Frost, Secretary Joe Kovac, Treasurer Lance Ulik
Other Members of the Association Present:	1
Cuellar Representative Present:	Ande Johnson

Administrative Matters:

A regular meeting of the Board of Directors of Colina Del Norte Homeowners Association (the "Association") was duly constituted and held beginning at 6:30 p.m. on April 23, 2007, at the Tatum Ranch Community Center, 29811 North Tatum Boulevard, Cave Creek, Arizona 85331.

All directors were present at the meeting; and, therefore, a quorum was present for transaction of business at the meeting.

The Association's President, Don Aldridge, acted as Chairman of the meeting, and the Association's Secretary, Mike Frost, acted as its Secretary.

Approval of Minutes of Prior Board Meeting:

Upon motion duly made, seconded and unanimously carried, the minutes of the March 26, 2007 meeting of the Board of Directors were approved.

Treasurer's Report:

The Treasurer said that he was unable to prepare a financial report of the Association for March 2007 and the year then ended, because of Cuellar's failure to provide the necessary financial information to him in a timely manner.

Based upon the financial information which Ande Johnson brought to the meeting, the Treasurer stated that it appeared that the property tax that was erroneously assessed and paid on the Association's common area had not been refunded as of March 31, 2007. Ms. Johnson was asked to investigate this matter and report to the Board the status of such refund.

The Treasurer stated that an in-office update of the Association's reserve analysis study should be made without further delay. Ms. Johnson was asked to order such update and deliver it to the Board.

Based upon the financial information which Ms. Johnson brought to the meeting, the Treasurer stated that it appeared that the Association had, as of March 31, 2007, approximately \$72,000 in its operating account, and a combined total of approximately \$253,000 in its reserve account and certificates of deposit. The Treasurer also stated that, in his opinion, the Association should invest \$50,000 from its operating account in two certificates of deposit in the original principal amount of \$25,000 each. Thereupon, upon motion duly made, seconded and unanimously carried, it was:

RESOLVED, that the Association shall make a total investment of \$50,000 from its operating account in two certificates of deposit in the original principal amount of \$25,000 each, with a one-year maturity.

FURTHER RESOLVED, that the Association obtain such two certificates of deposit from whichever bank in the Phoenix area currently offers the higher interest rate on its certificates of deposit.

Cuellar's Administrative and Maintenance Report:

Ms. Johnson presented to the meeting an administrative and maintenance report including the following:

- Communications to, from or with members and vendors since the last Board meeting.
- Action items for the Board's consideration.

Ms. Johnson said that the next Board meeting was scheduled to be held on May 28, 2007 (Memorial Day). The consensus of the meeting that the next Board meeting should instead be held during the week immediately preceding Memorial Day.

Ms. Johnson stated that she was trying to obtain bids on repairing a wall which is treated as a party wall pursuant to §7.8 of the Association's CC&Rs, because the wall lies between an owner's lot and the common area.

Ms. Johnson said that she had called the Association's gate contractor regarding problems with the back gate to the community. The gate is not working, and someone appears to have removed the cover to the gate's control box.

Ms. Johnson presented to the meeting a statement and related documents which she had received from the Association's former landscape contractor. She said that she had sent a letter to the contractor in January 2007, terminating its services as of the end of February 2007. The statement appeared to cover, in part, time after such services had been terminated, and there were issues regarding the extent to which the contractor had actually performed services throughout the period covered by the statement, as well as issues regarding the quantity and quality of the services which were performed.

Mr. Frost reported that a water valve assembly in the common area opposite Lot 41 had been knocked over. A discussion then ensued regarding whether the Association needed to have water supplied to the common area. Ms. Johnson was asked to send to the Board copies of some of the Association's recent water bills, so that the cost of such water could be quantified.

Ms. Johnson presented to the meeting a bid from the Association's present landscape contractor, RV Landscape, in which it proposed to perform an initial one-time clean-up of certain areas in the community for \$1,600. Upon motion duly made, seconded and unanimously carried, such bid was accepted, and Ms. Johnson was asked to have the contractor perform such clean-up. The Chairman requested Ms. Johnson to have the contractor clean up the common area behind Lot 8.

Unapproved House Paint Colors:

The Chairman said that some homes were being painted unapproved colors, and that the approved paint colors are listed in Appendix A2 to the Association's Revised Landscape and Design Guidelines.

Backwashing of Swimming Pools:

The Chairman said that some homeowners were backwashing their swimming pools into the common area and/or the streets.

Exterior Light Fixtures:

Mr. Ulik stated that the exterior light fixtures on some lots are not shielded so that the light shines primarily on the lots on which such fixtures are installed, and that the light creates a glare visible from other lots. A discussion ensued regarding the need to enforce §5.18 of the Association's Revised Landscape and Design Guidelines.

Solar Light for Entrance to Dusty Wren Drive Area:

The Chairman asked Ms. Johnson to obtain bids for a solar light for the entrance to the Dusty Wren Drive area.

Bid for Filling Cracks in Streets:

Ms. Johnson said that she had not yet obtained bids for filling cracks in the community's streets, but that she would promptly do so.

The Chairman asked Ms. Johnson to have the landscape contractor kill weeds growing in cracks in the streets.

Adjournment:

Thereupon, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 7:35 p.m.