

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	December 17, 2007 Tatum Ranch Community Center 29811 North Tatum Boulevard Cave Creek, Arizona 85331
Directors Present: Directors Absent: Other Members of the Association Present: Cuellar Representatives Present:	Phil Barker, President Dion Geary, Vice President Mike Frost, Secretary Lance Ulik Mitzi Torri, Treasurer Tony Severkovski Michael Ghormley Terry Cuellar Mike Lacy Clay Brock

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 6:35 p.m. on December 17, 2007, at the Tatum Ranch Community Center, 29811 North Tatum Boulevard, Cave Creek, Arizona 85331.

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

The Association's President, Phil Barker, 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 November 19, 2007 meeting of the Board of Directors were approved.

Replacement of Property Manager:

Mike Lacy announced that Bill Haas is on medical leave from Cuellar and has been replaced by Kathy Rosko as the property manager for the community. Ms. Rosko was ill and was unable to attend the meeting.

Certificates of Deposit:

After discussion, upon motion duly made, seconded and unanimously carried, it was:

RESOLVED, that the Association shall reinvest the proceeds of the Association's six currently maturing certificates of deposit in six new certificates of deposit with the same fixed terms as the currently maturing certificates of deposit.

FURTHER RESOLVED, that the Association shall make an additional investment of \$25,000—from its reserve account—in a new certificate of deposit in the original principal amount of \$25,000, having a six-month maturity.

FURTHER RESOLVED, that the Association shall make an additional investment of \$25,000—from its operating account—in a new certificate of deposit in the original principal amount of \$25,000, having a three-month maturity.

FURTHER RESOLVED, that the Association obtain such new certificates of deposit from reputable financial institutions which currently offer the highest interest rates on their certificates of deposit.

Umbrella Policy:

A discussion ensued about the need to obtain a \$5,000,000 umbrella insurance policy, the estimated cost of which would be about \$900 per year. The consensus of the meeting was that such an umbrella policy should be obtained.

2008 Budget:

After discussion, upon motion duly made, seconded and unanimously carried, it was:

RESOLVED, that the Association's proposed 2008 budget, which was previously presented to the Board, is hereby approved, with the following exceptions: (1) the proposed budgeted amount of \$1,200 for the Safety Committee is deleted; (2) the proposed budgeted amount of \$600 for the Welcome Committee is deleted; (3) the proposed budgeted amount of \$5,000 for legal fees is increased to \$5,900; and (4) the proposed budgeted amount of \$2,625 for insurance is increased to \$3,525.

Cuellar's Bill-Paying Practices:

Several Board members complained about Cuellar's bill-paying practices, including paying for a meeting room in October 2007, when the Board had to meet outdoors; paying for a meeting room in November 2007, when the Board had to meet in an office at Tatum Ranch Community Center; failure to pay Qwest bills in a timely manner, resulting in the imposition of late charges; and paying property tax that had erroneously been erroneously assessed on the Association's common area in 2006.

Appearance by Owner of Lot 41:

Tony Severkovski, owner of Lot 41, appeared before the Board regarding the width of his driveway, as extended. This matter is covered in the minutes of the executive meeting of the Board held on December 17, 2007.

Old Business:

The following items of old business, on which Cuellar had done nothing since the last Board meeting, were discussed:

- The need for Cuellar to send a written notice to each delinquent member who has not fully paid for a gate clicker, stating that unless the member pays the Association the entire unpaid amount for a gate clicker within 30 days after such notice is sent to such member, such clicker shall be disabled; a \$25 programming charge shall be charged to such member; and a \$25 reprogramming charge shall be charged to such member if he or she desires to use such clicker thereafter.
- The need for Cuellar to send statements to members for the first half of the 2008 assessment.
- The need for Cuellar to get bids to repair cracks in the community's streets.
- The need for Cuellar to provide to Mr. Barker and Ms. Torri copies of all contracts to which the Association is a party.
- The need for Cuellar to have the community's landscaper obtain some relatively inexpensive solar lights for the entrance to the Dusty Wren Drive area.

- The need for Cuellar to have the community's landscaper remove dead branches from the common area near Lot 18, and to clean out drains in the common area, to the extent that such work has not already been done.
- The need for Cuellar to research, and report to the Board, where the water meters in the common area are located, so that the Board can determine whether there is any need for water to be supplied to those locations.

Section 16:

Messrs. Frost and Cuellar volunteered to visit an appropriate City of Phoenix official to try to convince the City that the developer of Section 16 should improve 64th street between Lone Mountain Road and Dove Valley Road, as currently required.

Alternate Meeting Sites:

Mr. Lacy stated that Cuellar would attempt to find alternative meeting sites for Board meetings which would be cheaper than the Tatum Ranch Community Center.

Adjournment:

Thereupon, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 7:45 p.m.