

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	April 28, 2008 Cuellar Realty Services, Inc. 1625 East Northern Avenue Phoenix, Arizona 85020
Directors Present:	Phil Barker, President Dion Geary, Vice President Mike Frost, Secretary Mitzi Torri, Treasurer
Director Absent:	Lance Ulik
Other Members of the Association Present:	Don Aldridge Terrilyn Mickelson
Cuellar Representative Present:	Kathy Rosko

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 28, 2008, at the offices of Cuellar Realty Services, Inc., 1625 East Northern Avenue, Phoenix, Arizona 85020.

All directors except Lance Ulik 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 March 28 meeting of the Board of Directors were approved.

Treasurer's Report:

The Treasurer reviewed the Association's financial statements as of March 31, 2008 and the three months then ended, and said that she would meet with a representative of Edward Jones to discuss how to reinvest the proceeds of the Association's certificates of deposit which will soon be maturing. Upon motion duly made, seconded and unanimously carried, the Treasurer's report was approved.

Color Palette for Exterior House Paint:

Mr. Aldridge stated that several homeowners have requested changes in the color palette approved for exterior house paint in the community. The presently approved color palette is as follows:

Frazee Paint Colors		Pioneer Roof Tile
Body	Trim	
Bark Mulch #8734M	Staghorn #8731W	Alpine #445
Washed Suede #8304M	Mineral Mauve #8302W	Cabo Blend #584
Stratford Brown #8704D	Beige Pediment #8702W	Ascot Blend #584
Crisp Khaki #8233M	Sawyer's Fence #8231W	Suntan #444
Cornico Beige #8753M	Alencon Lace #8751W	Cocoa Grey Blend #544

Although the approved paint colors can still be formulated, they are not in Frazee's current color deck, and, therefore, homeowners cannot get sample cards of these colors. Moreover, several homeowners, including Terrilyn Mickelson, have indicated that they prefer colors darker than the approved colors.

Mr. Aldridge showed Frazee's current color deck and stated that in his opinion, the Logwood and Mommia colors were acceptable alternatives for the body of homes with Alpine roof tile. He said that he would soon be prepared to make recommendations for alternative sets of colors of paint for the body and trim of homes in the subdivision, depending upon the color of roof tile on those homes.

Trimming of Branches of Common Area Trees Which Extend Over a Homeowner's Property Line:

Ms. Mickelson asked about trimming of branches of trees in the common area which extend over her property line. Mr. Frost replied that, in his opinion, she was free to trim those branches at her property line.

Cuellar Management Report:

Ms. Rosko presented to the meeting a management report including the following:

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

The Board considered the following matters, most of which are listed in Ms. Rosko's report:

- Myco Access Control has reported that the manufacturer of the Association's entry system is no longer making replacement receivers. This means that if a receiver malfunctions and cannot be repaired, the homeowners' transmitters will be unable to open the gate controlled by that receiver. Upon motion duly made, seconded and unanimously carried, Myco was authorized to purchase three backup receivers, each of which will cost \$275.
- RV Landscaping has submitted a proposal to trim approximately 30 trees in the common area for \$7,500. Ms. Rosko said that if the Association fails to trim the trees, the Association and its directors and officers might be sued by persons seeking to recover damages for death, injury or damage to persons or property resulting from the failure to trim those trees. Mr. Frost stated that the Association's general policy has been not to trim trees in the common area, and that no money has been budgeted for such trimming. He also questioned whether and to what extent the Association and its directors and officers would be covered by the Association's insurance policies in the event of any such litigation. He stated that he would contact the Association's insurance agent regarding such coverage. Mr. Frost and Ms. Geary said that they would tour the common area with a representative of RV Landscaping in an attempt to assess the risk of failing to trim the trees.
- Mr. Barker stated that RV Landscaping has failed to trim the bushes around at least some of the fire hydrants in the subdivision, and to fill in eroded areas around the fire hydrants. Ms. Rosko said that RV Landscaping had reported to her that such work had been done.
- Upon motion duly made, seconded and unanimously carried, RV Landscaping's \$1,700 bid to trim the bushes along Rancho Paloma was accepted.
- A homeowner, Grant Parsons, has requested the Association turn off the street light near his home. Ms. Rosko was requested to inform Mr. Parsons that the Association had no control over this matter, and that he should make his request to the City of Phoenix or APS.
- Cuellar inadvertently sent violation letters to several homeowners regarding their failure to have at least two trees in their front yards. This matter will be considered at a future meeting.
- Board meetings were scheduled for May 19, 2008; June 23, 2008; and July 28, 2008.

- The Association's fines policy will be considered at a future meeting, with Ms. Geary to make recommendations regarding that policy.
- A discussion was held regarding the need for Cuellar to review homes in the subdivision that are being offered for sale, so that before the sales of those homes are closed, sellers and buyers of those homes are duly notified of any then existing violations of the Association's rules.

Adjournment:

Thereupon, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:50 p.m.