

<b>Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors</b>	<b>June 2, 2008 Desert Broom Library 29710 North Cave Creek Road Cave Creek, Arizona 85331</b>
<b>Directors Present:</b>  <b>Other Members of the Association Present:</b>  <b>Cuellar Representative Present:</b>	Phil Barker, President Dion Geary, Vice President Mike Frost, Secretary Mitzi Torri, Treasurer Lance Ulick  Don Aldridge Erich Braun Emily Giordano Brent Saunders Pamela Saunders Roy Svehla Carol Wrba  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 6:00 p.m. on June 2, 2008, at the Desert Broom Library, 29710 North Cave Creek Road, 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, 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 April 28, 2008 meeting of the Board of Directors were approved.

**Treasurer's Report:**

Mitzi Torri, the Association's Treasurer, reviewed the Association's financial statements as of April 30, 2008 and the four months then ended. Ms. Torri also reviewed the Association's financial statements as of December 31, 2007 and the year then ended, together with the accountant's compilation report thereon.

Ms. Torri said that she had recently met with a representative of Edward Jones to discuss current interest rates and trends, as well as how to reinvest the proceeds of the Association's certificates of deposit which have matured or will soon mature, only some of which certificates of deposit had been obtained through Edward Jones. The Edward Jones representative told her that interest rates on certificates of deposit are currently low, and that in his opinion, it would be a mistake for the Association to obtain certificates of deposit with maturity dates far in the future. The Edward Jones representative told her that Edward Jones would shop the market and obtain certificates of deposit for the Association, and that Edward Jones would be compensated for its services by the banks that issue the certificates of deposit.

A discussion was held concerning the possibility that the Treasurer or another member of the Association could shop the market and obtain certificates for the Association, but the consensus of the meeting was

that it would be difficult to find a member of the Association who would have the expertise and time to perform such services without being compensated for such services.

Ms. Torri stated that the representative of Edward Jones had told her that Edward Jones would need a Board resolution authorizing Edward Jones to deal with Ms. Torri as a representative of the Association. Mr. Frost stated that he could draft such a resolution, but that he believed that Edward Jones would prefer a resolution drafted by Edward Jones.

Upon motion duly made, seconded and unanimously carried, the Treasurer's report was approved.

**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:

- RV Landscaping has not trimmed the bushes all the way along Rancho Paloma Drive, and should be asked to finish its work along that street to the culvert.
- A discussion was held regarding possible changes to the requirement of the Association's Landscape and Design Guidelines that a front yard must have at least two 24-inch box trees, and at least fifteen 5-gallon shrubs. Ms. Torri abstained from this discussion. The consensus of the meeting was that the Board might consider certain plants, such as a saguaro, Joshua tree or ocotillo, as a substitute for a 24-inch box tree in the front yard, provided that such saguaro, Joshua tree or ocotillo is sufficiently tall; and that the Board might consider allowing the Architecture Committee to grant an exemption from the requirement for two 24-inch box trees in the front yard for good cause, such as the lack of available room for such trees. Messrs. Frost and Aldridge said that they would prepare, for Board consideration, suggestions for such possible changes to the Association's Landscape and Design Guidelines.
- Several homeowners complained that some of the cracks in the streets had not been properly filled. Ms. Torri and Mr. Ulick said that they would investigate these complaints.
- Ms. Geary reported that she and Mr. Frost had driven through the community with the Association's landscaper, and believe that the following items should be addressed: (1) whether the clearance of trees and plants around fire hydrants should be increased from 3 to 5 feet; (2) low-hanging trees in washes should be cut to allow debris and water to flow through (only two areas were issues, namely, the dead-end on Lonesome Trail, and west of 5404 East Sierra Sunset Trail, both north and south of the street); (3) trees and plants around storm drains should be cleared to allow water to flow through properly (only a few would need to be addressed); (4) trees and plants at the northwest corner of Sierra Sunset Trail and 52<sup>nd</sup> Street should be removed in order to improve visibility for traffic; (5) trees and plants at the northwest corner of 51<sup>st</sup> Street and Lonesome Trail should be removed in order to improve visibility for traffic; (6) trees and plants around the utility box at 53<sup>rd</sup> Street and Lonesome Trail should be removed; (7) the mesquite tree near the roadway just west of 5542 East Sierra Sunset Trail should be removed; (8) the trees and plants at the northeast corner of Thunderhawk Road and Sierra Sunset Trail should be removed or drastically cut back to improve visibility for traffic, and two stop signs should be installed at that intersection; and (9) the tree branches overhanging the sidewalk just east of 5342 East Thunderhawk Road should be cut back. The consensus of the meeting was that the clearance of trees and plants around fire hydrants need not be increased, and that Cuellar should be asked to submit a bid for the remaining eight items mentioned above.
- The following items were also discussed: (1) dead trees in the common area; (2) clearance of trees and plants around mailboxes to improve security; and (3) removal of low-hanging branches

in the common area. The consensus of the meeting was that those items do not need to be addressed at this time.

- Ms. Geary stated that she was not yet ready to recommend changes in the Association's fines policy.
- A newsletter drafted by Mr. Barker will soon be issued to community residents.
- A discussion was held regarding crime in the neighborhood. Erich Braun, one of the homeowners present at the meeting, expressed interest in helping to organize block watches.
- Upon motion duly made, seconded and unanimously carried, the following additional color palette was approved for exterior house paint in the community:

Frazee Paint Colors		Pioneer Roof Tile
Body	Trim	
Logwood #CL 2685A	Museum #CL 2681W	Alpine #445

An architectural request submitted by Terrilyn Mickelson and Linda Loftus to paint the exterior of their house with those colors was approved.

- After discussion, upon motion duly made, seconded and unanimously carried, an architectural request submitted by Brent and Pamela Saunders, to erect a cover over their outdoor barbeque, was approved, provided that can lighting be installed on that structure, and that there be no vegetation on that structure.
- Mr. Aldridge reported that Jim Caniga of the Architecture Committee was handling an architecture request of Teresa Snyder to install a trampoline with safety net on her lot.
- Edited final drafts of letters to homeowners regarding carriage lights have been forwarded to Ms. Rosko. She will send drafts of those letters on Cuellar stationery to Mr. Aldridge before mailing them to the homeowners.

**Adjournment:**

Thereupon, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:05 p.m.