

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	July 28, 2008 Desert Broom Library 29710 North Cave Creek Road Cave Creek, Arizona 85331
Directors Present:	Phil Barker, President Dion Geary, Vice President Mike Frost, Secretary Mitzi Torri, Treasurer Lance Ulick
Other Members of the Association Present:	Don Aldridge John Muehlenberg
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 6:00 p.m. on July 28, 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 June 30, 2008 meeting of the Board of Directors were approved, after deleting the comments printed in red in those minutes.

Treasurer's Report:

Mitzi Torri, the Association's Treasurer, was not present at the outset of the meeting, so the Treasurer's report was given by Kathy Rosko.

Ms. Rosko reviewed the Association's financial statements as of June 30, 2008 and the six months then ended.

Ms. Rosko stated that all of the Association's certificates of deposit had been moved to Edward Jones, and that in Edward Jones' opinion, interest rates on certificates of deposit issued in the future are likely to be higher than they are now.

Ms. Rosko also stated that the Association is currently close to being on budget.

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 Landscape has completed the additional work approved by the Board.
- Natural Area Open Space (NAOS) guidelines are, as Messrs. Muehlenberg and Frost indicated, inapplicable to the Association's common area.
- The Association has renewed its insurance through Great Western Insurance.
- The owners of the following lots have responded to the Association's requests for Architectural Approval Request Forms relating to carriage lights: 5, 7, 29, 31, 32, 33, 67, 68, 98, 110, 113, 128, 133, 161, 170, 172, 173, 174, 175, 194, 195, 197 and 200. The owners of the following lots have not responded to such requests: 12, 23, 34, 53, 106, 112, 123, 134, 153, 159, 164, 165, 171 and 198.
- The restrictions on lighting are not in the Association's Declaration of Covenants, but are instead in the Association's Landscape and Design Guidelines and Rules.

Fine Policy:

Ms. Rosko presented to the meeting a proposed fine policy. The consensus of the meeting was that the policy was generally acceptable, after (1) striking the following sentence in the policy:

"Appeal shall be received within seven (10) days of the date of fine notification."

and (2) inserting in lieu thereof the following sentence:

"Appeal shall be received within ten (10) days of the date of fine notification."

Association's Radar Device:

Mr. Muehlenberg, a past President of the Association, stated that he did not want to continue storing the Association's radar device, which has been used to deter speeding by motorists in the community. Mr. Barker said that he would take possession of the device from Mr. Muehlenberg.

Certified Public Accountant:

Ms. Rosko presented to the meeting a proposal from Michael Ginsburg, C.P.A., to prepare a compilation financial report and tax returns for the Association for the year ending December 31, 2008. After discussion, upon motion duly made, seconded and unanimously carried, Mr. Ginsburg's proposal was accepted.

Vegetation Surrounding Fire Hydrants:

The Board reviewed several communications to and from homeowners regarding vegetation surrounding fire hydrants on or near their lots.

Changes to Landscape Guidelines:

Upon motion duly made, seconded and carried (with Ms. Torri not participating in such decision), the following changes to the Landscape Guidelines were adopted:

A saguaro (*Carnegiea gigantea*), Joshua tree (*Yucca brevifolia*) or ocotillo (*Fourquieria splendens*) may be substituted for a 24-inch box tree in the front yard, provided that such saguaro, Joshua tree or ocotillo has a height of at least six feet.

An exemption from the requirement for two 24-inch box trees in the front yard may be granted by the Architectural Committee for good cause, such as the lack of available room for such trees.

§4.10 of the Landscape Guidelines is amended to read as follows:

“Dead, damaged or dying plant materials and damaged or deteriorating structural elements shall be replaced as soon as possible when an unsightly or potentially hazardous condition becomes apparent.” [The word “or” is now inserted between the words “damaged” and “dying.”]

Stop Signs:

Stop signs at the intersection of Thunder Hawk Road and Sierra Sunset Drive were discussed. Mr. Muehlenberg said that he believed that such stop signs would be risky. Ms. Geary and Mr. Frost indicated that they disagreed with Mr. Muehlenberg on this matter.

Annual Meeting:

The 2008 annual meeting of homeowners of the Association was set for September 29, 2008.

Architectural Approval Request Forms:

Architectural Approval Request Forms from the owners of Lot 55 (exterior painting), Lot 97 (Saltillo tile) and Lot 103 (solar panels) were discussed and approved. The form relating to solar panels was unique, in that the solar panels will be used to generate electricity for the home on which they are installed.

Adjournment:

Thereupon, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:00 p.m.