

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	April 28, 2009 Harris Bank Community Room 34525 N. Scottsdale Rd. Scottsdale, AZ
Directors Present:	Dion Geary, Vice President Don Aldridge, Secretary Mitzi Torri, Director at Large
Director Absent:	Phil Barker, President John Muehlenberg, Treasurer
Cuellar Representative Present:	Terry Cuellar, President Jeff Groudan, Property Manager

Administrative Matters:

A regular meeting of the Board of Directors of Colina Del Norte Homeowners Association (the “Association” or “CDN”) was duly constituted and held beginning at 6:30 p.m. on April 28, 2009, at the Harris Bank Community Room, 34525 N. Scottsdale Rd., Scottsdale, AZ

A quorum was present for transaction of business at the meeting.

Dion Geary, acted as Chairman of the meeting. Don Aldridge, Secretary took minutes for the Regular Meeting of the Board of Directors.

Terry Cuellar and Jeff Groudan represented Cuellar. Njeri Mitchell is no long representing Cuellar.

Homeowner Carol Wrba was in attendance.

Approval of Minutes of Prior Board Minutes:

Upon motion duly made, seconded and unanimously carried, the minutes of the March 31, 2009 meeting of the Board of Directors were approved.

Cuellar Management Report:

Terry reported that County has treated the house on Dusty Wren related to bee issue and that the Green Pool has been taking care of as well. Cuellar did not have the violation log with them. Board requested that Jeff send the violation log and updates to the Secretary.

Treasurer’s Report:

Terry Cuellar provided an overview of the Financial Report as the Treasurer’s report.

Terry reviewed the Balance sheet. There was a question on the date of the one of assets list as 1204-1008 CD's titled "Brand". The date of maturity was listed as listed as 2/09 and the percentage was 1.75% for the amount of \$50,016.30. Board questioned if a maturity date had been missed or more likely based on the percentage that this was an incorrect and the date should be 2/10. Terry said he would have accounting verify and make the correction if that was the case. He will notify, John Muehlenberg, Treasurer.

Terry provided a packet on the updates on transition of the financials records and other records to Morrison Group.

Terry confirmed that the 2008 Tax return had been filed.

Terry confirmed and clarified that the amount of \$45.00 for past dues is correct. The amount is based on dues or \$33.00 and \$15.00 rebill fee which follows State Law.

Terry reported that there have been several conversations between John Muehlenberg and Cuellar representatives on the accounting issues and that if there are still any unanswered questions for John to contact Terry.

Board noted that the \$15.00 letter fee is still showing on homeowner records and Terry agreed to have Sharon make those corrections to delete that charge.

There was a motion made to accept the Treasurer' report pending final conversation between John Muehlenberg and Sharon Siegfried. Motion was second and passed.

Old Business:

Tabled discussion for next meeting with Morrison Group on painting on back gate, Myco request for new gears, landscape/monument options for the back gate now that it is a main entrance to the community from Rancho Paloma

Architectural Committee:

Arch Request for Lot #12 to paint using an none approved color. Arch Committee referred to Executive Session.

Arch request Lot #16. Homeowner has unapproved carriage lights and has changed bulbs to 40W Flood lights shining down and is wanting verification that this now meets the guidelines. Arch Committee to review and report back to board.

Carried over issues for May Meeting with Morrison listed below in italics.
Arch Update 3/31/09. No outstanding Architectural Requests.

Update for 2/23/09 has been left on the minutes. As of 3/31/09 there was not response on letters sent following the 3/23/09 Meetings. Cuellar asked to now send fine letters per policy.

The report below was provided to all Board Members and to Njeri Mitchell.

Follow-up letters as set in the report are to be sent out by Cuellar.

Arch Update 2/23/09
Submitted by Don Aldridge, Arch Committee/Board Secretary

Arch Request updates

Lot 164 Disapproved light
Lot 106 Approved with contingencies

The above requests were submitted to Njeri Mitchell at the 2/23/09 HOA meeting

Letters to be sent by Cuellar
Outstanding coach light issues – no response group send letter

Lot 153 Lights are very low wattage. No letter needed
Lot 159 Send letter on violation
Lot 134 Light are shielded. No letter needed
Lot 112 Send letter on violation
Lot 165 Send letter on violation
Lot 171 Send letter on violation
Lot 12 Send letter on violation
Lot 123 Lights have original shield and should not be sent anything
Lot 198 Send letter on violation

Need to send a letter group

Lot 195 Send Letter on violation
Lot 129 Send Letter on violation
Lot 170 Send violation letter
Lot 174 Send violation letter
Lot 71 Send violation letter

New violation letters group
Lot 16 Send violation letter- new violation

Adjournment:

Thereupon motion duly made, seconded and unanimously carried the meeting was adjourned at 7:20 pm.