

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	May 26, 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 Phil Barker, President John Muehlenberg, Treasurer
Morrison Representative Present:	Trisha Morrison, President Jarrod Robinson, Association Manager Cindy Lenzie, CFO

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 6:35 p.m. on May 26, 2009, at the Harris Bank Community Room, 34525 N. Scottsdale Rd., Scottsdale, AZ

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

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

Approval of Minutes of Prior Board Minutes:

Upon motion duly made, seconded and unanimously carried, the minutes of the April 28, 2009 meeting of the Board of Directors were approved.

Treasurer’s Report:

Financial updated provided by John Muehlenberg and Cindy Lenzie. They reported that the Corporation Commission filing was signed off by Phil.

2008 Tax return should have been filed by Cuellar. Mitzi Torri will confirm that this was filed and paid and let John and Cindy know.

Discussion on the current CD’s held by the Association. We have 2 CD’s maturing in May which we have already moved into a MMA earning 2%.

4 CD's currently with Countrywide and 1 with Cathay all maturing in June 2009

Motion was made to move 50K from these CD's to a CD with Harris Bank for 4 months at the rate of 1.4%. Motion was approved. Decision to be made on the remaining CD's.

Discussion of Collection Policy. New policy as unanimously approved to reflect late fee on dues of 10% of dues. In addition a Lien fee, currently \$55.00 will be charged the homeowner if dues are not brought current. Policy will be effective June 15, 2009.

Morrison will continue to use Carpenter Hazelwood as the collection attorney.

John reported that he is still expecting to see \$1,600 reimbursement from Cuellar per the discussion with Cuellar prior to the end of the contract. This was a result of a charge administered twice in the amount of \$711 and the overage charged by Cuellar for the letters sent to homeowners. John is waiting on Jan at Cuellar to verify that this has been corrected and will report at the next Board Meeting.

Cindy is continuing to review the AP back up from Cuellar.

Old Business:

- A. Graffiti on Rock. Jarrod to work with landscaping company on possible solutions to remove the graffiti.
- B. Message Board. Board reviewed the bid to replace cork and Plexiglas on the Message Board. Board decided to look at a better option and Morrison will provide a couple of more substantial solutions that have been used in other communities. John will review and the decision can be made by the board via email during the month.
- C. Bids to paint the back gate. Morrison provided three bids and the board approved the bid from Marques and for Morrison to move forward with the painting of the front and back gates.
- D. Gate Control (Back Gate) Gate is broken again. Morrison to have MYCO repair back entry gate this week. Morrison to get bid on replacing the drive gears for the back gate to a more reliable system.
- E. Sidewalk- Sidewalk is bucked between lots 16 and 17 on Lonesome Trail. Bid approved to have repair completed.
- F. Signs. Morrison to secure signs for the following.

- Street sign at the North Gate Entrance, 52nd Place and Lonesome Trail needs to be replaced. Place at same height has other street name signs in community using same style
- Stop sign needed at exit of Dusty Wren to Rancho Paloma
- Place a “No Though Street” sign at entrance of Dusty Wren from Rancho Paloma.
- Stop Sign and No Though Street sign to use 10’ pole with no more than 3’ of the pole in the ground so sign is minimum or 7’ off the ground.

Architectural Committee:

Arch update on light issues provided to Jarrod for follow-up letters.

Arch Committee requested board approval on new paint colors. New Color Palette is below and will need to be added to the revised guidelines. Homeowners will need to be notified. Board approved all new color combination effective 6/1/2009

Colina del Norte Guidelines

A.2 Color Palette (Revised 6/1/2009)

The following color palette represents the colors and combinations approved for exterior use. Paint colors are Frazee Paint. Homeowner responsible of make sure color matches to Frazee color.

Note: This list represents the same options originally offered by Declarant and is noted by the package number.

Additional colors have been added as of 6/1/2009 and are noted with an “A” following the original package number. Homeowner may use the new color combination “A” only if they have the original combination. Example: In order to use color package #139A current package must be #139. Homeowner can not use #139A if current color package is something other than #139.

See grid on next page:

A.2 Color Palette (Revised 6/1/2009) continued

Package	Frazee Paint Body of House	Frazee Paint Trim including door if not wood.	Pioneer Roof Tile: Regal "S" or Slat Brushed only)	Stone Veneer
#139	Bark Mulch #8734M	Staghorn #8731W	Alpine #445	Chardonnay Drystack #CSV2012
#139A	Logwood #CL2685A	Museum #CL2681W	Alpine #445	Chardonnay Drystack #CSV2012
#140	Washed Suede #8304M	Mineral Mauve #8302W	Cabo Blend #584	Carmel Drystack #CSV2007
#140A	Dogpaw #CL2635A	Dawn Chorus #CL2632W	Cabo Blend #584	Carmel Drystack #CSV2007
#141	Stratford Brown #8704D	Beige Pediment #8702W	Ascot Blend #584	Cedar Drystack #CSV2011
#141A	Exile #CL2865D	Tracing Paper #CL2862W	Ascot Blend #584	Cedar Drystack #CSV2011
#142	Crisp Khaki #8233M	Sawyer's Fence #8231W	Suntan #444	Suede Drystack #CSV2010
#142A	Endpoint #CLC1271D	Museum #CL2681W	Suntan #444	Suede Drystack #CSV2010
#143	Cornico Beige #8753M	Alecon Lace #8751W	Cocoa Grey Blend #544	Suede Drystack #CSV2010
#143A	Talisman #CL2643D	Splodgy #CL2653W	Cocoa Grey Blend #544	Suede Drystack #CSV2010

New Business:

Discussion on Seal Coating RFP. Tabled the discussion since Seal Coating is scheduled in 2009. RFP will need to be rewritten prior to that time.

Landscaping Contract Issue. Morrison to clarify with RV Landscaping terms of current contract. Board would like

- Entrance area cleaned every week.
- Defined schedule of which areas of the community are cleaned on a rotating schedule so that each area is cleaned at least once per month.
- Request like RV to pick up debris the see in the community even if it is more than the specified distance from the street.

- Make sure that the water is operational in the planted front area.

Accident at the front entrance 4/18/09. Board instructed Morrison to contact Bonnie Blakley and let her know that the issue is closed and no action is necessary on her behalf. No damage done to entrance sign.

Website. Jarrod will work with Jeff Leonard to make sure minutes are placed on the website following the approval by the board.

Adjournment:

Thereupon motion duly made, seconded and unanimously carried the meeting was adjourned at 9:03 pm.