

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	June 30, 2009 Harris Bank Community Room 34525 N. Scottsdale Rd. Scottsdale, AZ
Directors Present:	Phil Barker, President Dion Geary, Vice President Mitzi Torri, Director at Large John Muehlenberg, Treasurer Don Aldridge, Secretary
Morrison Representative Present:	Trisha Morrison, President Jarrod Robinson, Association Manager

I. Call to Order:

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 6:31 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.

Homeowners in attendance: Carol Wrba

II. Approval of Minutes of Prior Board Minutes:

Upon motion duly made, seconded and unanimously carried, the minutes of the May 26, 2009 meeting of the Board of Directors were approved with two corrections. Two corrections were made to the minutes. 1) Page 2 changed MMA to CD's. 2) Seal Coat Date changed to 2009.

III. Financials May 2009 Treasurer's Report:

Financial Report provided by Treasurer. YTD HOA is \$10,577 over budget. Approximately 15K of the shortage is related to dues and the way they are recorded. The majority of this difference will be picked up in the December dues that we will receive for 1/1/2010. Expenses are 2K below budget.

A. 2008 Taxes Filled and checks cashed

8/11/2009

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Don Aldridge, Secretary Colina Del Norte HOA

- B. CD's from Bank of America (4 CD's Country Wide) approximately 128K to be moved to MMA account. 50K will be moved to Harris Bank CD.
- C. Carpenter Hazelwood continues to try and collect past due amounts on foreclosed property.

Approval of Financial Report

IV. Homeowner Session

V. Old Business:

- A. Graffiti on Rock. RV Landscaping agreed to turn over the rock at no charge.
Item Closed
- B. Message Board. Cork has been replaced with a metal backing. Magnets needed to hold messages in place. Board discussed and approved approximately \$200.00 to add hinges on Plexiglas doors. Morrison Group will place HOA Meeting Schedule and other HOA announcements in the Kiosk.

Board also asked Morrison for bids to Faux Paint the Kiosk.

- C. West and North Gate Painting Bids. Gates painted 6/26/09.
- D. Gate Operators Replacement Bid. Board approved Bid from MYCO to replace gate operators on North gate with Elite SL3000ULCD Slide Gate Operators. Cost approximately \$6,868.00.
- E. Gate Service (Access & P/M) Board agreed to continue with MYCO contract.
- F. Sidewalk- Sidewalk is bucked between lots 16 and 17 on Lonesome Trail.
Repairs complete.
- G. Paint Colors Update. Jarrod provided Board with 2 notebooks with the updated approved Frazee paint color samples. Don Aldridge and Phil Barker each have a copy for homeowner reference and Morrison has a copy in their office. Homeowners can contact Don Aldridge, Phil Barker or Morrison to view color combinations. The new Appendix A-2 with the new colors needs to be added to the Guidelines. New Appendix to be mailed to homeowner notifying them of the additional colors combinations.
- H. Street Signs. Completed.
- I. Enforcement Policy – Revisions reviewed by board and motion to approve passed. New policy increases the amounts for 2nd, 3rd and 4th violations in an

effort to increase homeowner compliance with the CC&R's. Fine policy to be mailed to homeowners along with the new paint color appendix.

J. Landscaping Schedule. Board reviewed current schedule and asked Jarrod to follow-up with have RV Landscaping on the following items:

- 1) Clean the West and North entrances each week as part of the monthly rotation.
- 2) Drive though the entire community each week and pick up any trash on the streets/wash areas.
- 3) Verify Proof of Insurance.

K. Violations

- 1) Lighting- Four homeowners still not responding: Discussion in Executive. Proceed with fines per policy.

IV. New Business:

- A. Review of the 2009 Meetings Dates set up for Harris Bank though the end of 2009. Room is booked.
- B. Annual Meeting- Morrison to start preparing Annual Meeting notice and election materials. Annual Meeting September 29, 2009 at Harris Bank. Three board positions will be open, Phil Barker, Dion Geary and Mitzi Torri.
- C. Discussion on building an Entrance Monument/Sign at the North on Rancho Paloma entrance similar to the West Entry. Board agreed to have Morrison proceed to obtain Design/Bids for review.
- D. Next Board Meeting Tuesday July 28th, 2009 at 6:30 pm. Harris Bank

Adjournment:

Thereupon motion duly made, seconded and unanimously carried the meeting was adjourned at 8:27 pm.