

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	July 28, 2009 Harris Bank Community Room 34525 N. Scottsdale Rd. Scottsdale, AZ
Directors Present:	Phil Barker, President Dion Geary, Vice President John Muehlenberg, Treasurer Don Aldridge, Secretary
Director Absent:	Mitzi Torri, Director at Large
Morrison Representative Present:	Trisha Morrison, President, The Morrison Group 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 6:30 p.m. on May July 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.

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 and Emily Giordano

II. Approval of Minutes of Prior Board Minutes:

Upon motion duly made, seconded and unanimously carried, the minutes of the June 30, 2009 meeting of the Board of Directors were approved with two corrections. Two corrections were made to the minutes. 1) Section V re the paint color books. Minutes were changed to reflect that John Muehlenberg, not Phil Barker, has the other paint color notebook. 2) Section IV the date of the schedule of meetings changed from 2009 to 2010. Changes were made and new minutes submitted to Morrison Group.

III. Financials May 2009 Treasurer's Report:

Financial Report provided by Treasurer. YTD balance sheet total of \$478, 900. Net Income in June \$13, 941. Expenses are under budget for the month. We will review Lot Charges in Executive Session

- A. All Countrywide CD's have now been moved to Community Association Bank
- B. Harris Bank CD has been secured in the amount of \$50,000

- C. Next CD's come due in October 2009

Approval of Financial Report

IV. Homeowner Session

Board provided an update on the proposed design project for the North Gates.

V. Old Business:

- A. Message Board Light - Jarrod reported that it is not completed but has been ordered and should be completed in the next 5 days. Doors are still missing due to repairs and will also be completed in the next 5 days. Magnets are in place for the metal backing. Board asked Jarrod to post Board Meeting Schedule in the kiosk.

- B. Gate Operators Replacement – MYCO is scheduled to start the replacement on Thursday, July 30 and complete within approximately two days.

- C. Monument Sign at North Rancho Paloma (Dion and Don) – Dion, Don, Phil and John meet with Touch of Boulders on possible concepts to redesign the North Gate with similar design as the front gate. Purpose is to dress up the North Gate which, with the opening of Rancho Paloma and 56th street, has become a much more visible and used entrance to the community. We currently have funds in the Reserve Analysis for improvements that could be used for the project. Waiting on proposal and bids from Touch of Boulders.

- D. Lighting Update form Arch Committee. Don reported that we still have 10 homes that are still violating the CC&R's related to coach lights. Further detail will be provided in the executive session.

VI. New Business:

- A. Sink Hole on 51st Street. City of Phoenix is checking on water leak issue and will repair the city side. Don reported that he thought we had had an issue in this location a couple of years ago and the city had to repair at that time. Morrison group will coordinate.

- B. Budget Preparation. Trisha reported that it is time to start on the 2010 Budget. She will start working with John M. to have a budget ready for the new board to look at in October. Goal is to approve the budget as soon as possible after the new board is in place.

- C. Discussion of adding a \$500.00 fine re Arch Request non submittal. Board discussed adding to the Guidelines language that allowed for a fine up to \$500 if the homeowner makes modifications that violate the Guidelines/CC&R's without following the Arch Request process and receiving approval from the Arch Committee. The homeowner will also be responsible for removing the violation. A motion was made to that affect and passed by the board. Morrison will notify homeowners as part of the mailing for the Annual Meeting.

- D. Morrison to include in the mailing 10 Aug meeting Schedule 20 Nominees if any from the Board Election 3) New fine policy and recently passed addition on \$500.00 fine for not following the Arch Request process.

- E. Next Board Meeting Tuesday August 25, 2009 at 6:30 pm. Harris Bank. Don Aldridge and Dion Geary will not be able to attend.

Adjournment:

Thereupon motion duly made, seconded and unanimously carried the meeting was adjourned at 7:15 pm.