

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	September 3, 2009 Harris Bank Community Room 34525 N. Scottsdale Rd. Scottsdale, AZ
Directors Present:	John Muehlenberg, Treasurer Don Aldridge, Secretary Mitzi Torri, Director at Large
Director Absent:	Phil Barker, President Dion Geary, Vice President
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 6:36 p.m. on September 3, 2009, at the Harris Bank Community Room, 34525 N. Scottsdale Rd., Scottsdale, AZ

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

John Muehlenberg 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, Emily Giordano and Mike Frost

II. Approval of Minutes of Prior Board Minutes:

Upon motion duly made, seconded and unanimously carried, the minutes of the July 28, 2009 meeting of the Board of Directors were approved with two corrections. Corrections made to section III. Spelling correction to Hazelwood and high.

III. Financials May 2009 Treasurer's Report:

Financial report provided by treasurer for July and August 2009.

As of July 31 st	Operating Account	\$42,776.16
	Reserves	<u>\$461,420.00</u>
	Total	\$504,480.00

10/2/2009

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Don Aldridge, Secretary Colina Del Norte HOA

a. 51 homeowners with a Debit Balance totaling \$29,025.96

As of August 31 st	Operating Account	\$46,064.66
	Reserves	<u>\$454,791.38</u>
	Total	\$500.856.04

b. 33 homeowners with a Debit Balance totaling \$20,884.00

c. Reserve contribution that was temporarily suspended for June, July and August will be restarted in September at budgeted amount.

d. As of 8/31 YTD Revenue (\$14,500)
 YTD Expense (\$ 5,114)

Shortened Reserves \$17,500

Reserve - RDA projected need balance of \$459,000 at end of year with \$36,000 on seal coat.

Current Reserve balance \$455,000 + \$23,400 will equal a year reserve balance of \$478,500.

Unanimous approval of Financial Report.

A. 2010 Budget Discussion- 2010 budget is being prepared and will wait for the new board to approve after the September 29th Annual Meeting.

B. MGI transfer/documentation increase. MGI submitted increases for fees associated with the transfer, documentation and other legal fees. New fees are:

Lien Fees	\$155.00
Disclosure Fees	\$195.00
Transfer Fees	\$195.00

The above fees are pass through fees that are billed to the homeowner. Additional increases to fees charged to the association are as follows:

Long Distance Phone Calls	\$.50 per call
Postage	at cost
Hourly	\$85.00 above and beyond hour allowed in contract.

Board approved a motion authorizing Board President, Phil Barker to sign for new fees.

C. 2009 Tax Return - Motion approved to authorize Treasure, John Muehlenberg to sign contract with Mark Reece, CPA for tax preparation and audit.

IV. Homeowner Session

1. Question from homeowner on why some homeowners have had to change their lights to shielded and other have been allowed to change the wattage of the bulb. Don Aldridge, Secretary and Arch Committee representative explained that some homes were allowed to make a change to the wattage or use spot lights to direct the light downward. That determination was made by how long the lights have been in place, which in some cases has been 3-6 years. Board is working to bring all homeowners in compliance and prevent any additional non shielded lights in the community. Thanked homeowner for bring home in compliance.
2. Question from homeowner about what is being done about the Gargoyle statue in a front yard. Don Aldridge explained that the issue is being addressed and corrected with homeowner.
3. Board notified homeowners that the project for the North Gates is still in proposal stage. A budget or design has not been approved. This will be picked up by the new board in October. Board encouraged homeowners present to volunteer to help with the design of the project.

V. Old Business:

- A. Message Board Light - Completed
- B. Gate Operators Replacement – Completed
- C. Pot hole on 51St Street (update) Pot hole has been fixed by the City of Phoenix.
- D. North Gate Entrance Redesign Project- One rough sketches been provided by Touch of Boulders. Board requested 2-3 options for the design and asked that they not be just rough sketches.

VI. New Business:

- A. Painting of the common walls and wrought iron view fencing. Motion approved for MGI to start getting bids to paint common walls and view fence. Reserve Analysis has budgeted the view fencing for 2010.
- B. Seal Coating of the roads is also due in 2010 per the Reserve Analysis. Motion approved to start the bid process for the seal coating to be done Spring 2010. MGI to remind bidders not to forget the Dusty Wren Section. John Muehlenberg to work on rewriting the RFP for the Seal Coat.

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

- D. Next Board Meeting- Annual Board Meeting Tuesday September 29, 2009 at 6:30 pm. Harris Bank.

Adjournment:

Thereupon motion duly made, seconded and unanimously carried the meeting was adjourned at 7:21 pm.