

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	November 17, 2009 Harris Bank Community Room 34525 N. Scottsdale Rd. Scottsdale, AZ
Directors Present:	Don Aldridge, President John Muehlenberg, Treasurer Frank Bijak, Secretary Phil Barker, Vice President
Directors Not Present:	Mitzi Torri, Director
Morrison Representative(s) Present:	Jarrold Robinson, Association Manager Trish Morrison

### **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 November 17, 2009, at the Harris Bank Community Room, 34525 N. Scottsdale Rd., Scottsdale, AZ

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

Don Aldridge, President acted as Chairman of the meeting. Frank Bijak, Secretary was 20 minutes late and therefore Don Aldridge took minutes for the Regular Meeting of the Board of Directors.

### **II. Approval of Minutes of Prior Board Minutes:**

Upon duly made, seconded and unanimously carried, the minutes of the October 27, 2009 meeting of the Board of Directors were approved with the following corrections. 1) Attendance: Mitzi Torri as Director Absent. 2) Section V: Motion was made to approve and unanimously passed for the adoption of the 2010 Budget. 3) VI. New Business Item: 3: Don Aldridge admitted that for the last three years he has been the only member of the Architectural Committee. Don was not on the Board of Directors for the first two years. Phil stated that some homeowner's violations were grandfathered. Items 3 and 4 were deleted. 4) VI New Business, Item 4: The following sentence was added: Dion drafted a response letter; Don Aldridge finalized it and emailed it to the City Council with a copy of the petition. 5) Next Board Meeting is Tuesday, November 17, 2009 at 6:30 p.m. at Harris Bank. Changes were made to Oct 27, 2009 meetings and noted as corrected.

### **III. Financials November 2009 Treasurer's Report:**

2/15/2010

1 of 3

Minutes 11-17-10- updated.doc

Frank Bijak, Secretary Colina Del Norte HOA

Operating Account-CAB	\$ 43,701.11
Reserve Account-CAB	227.78
CAB Reserve Money Market/New	52,000.00
13 Mo Flex CD 12/02/2010	237,023.85
Edward Jones Money Market	6,406.05
Central bank CD 08/20/10 18 Mo	53,000.00
United Comm Bank CD 11/25/09	9,000.00
Brand Banking CD 12/23/09 11 Mo	50,000.00
Harris Bank CD 13 Mo	50,000.00
Total Reserves	\$457,657.68
 Total Assets	 \$501,358.79

John Muehlenberg provided the above financial report. He stated that the income was down by \$3,000 and the reserves were up by \$2000; that there are two CD's that will be expiring later in November and December. Phil Barker made a motion to approve the Financial Report, seconded and carried.

#### **IV. Homeowner Session**

One homeowner (Carol Wrba) attended and asked if the tree in the common area near lot #122 could be trimmed. Board agreed to investigate. Discussion took place regarding trees along Rancho Paloma that border HOA land. John stated that HOA property extends to 1 foot inside the sidewalk, and that the sidewalk and remaining property is owned by City of Phoenix. Morrison will check with City crews to see if they can trim back the overgrown trees. Carol Wrba also asked on an update from the Desert Village Planning Committee. Phil Barker and Don Aldridge provided a brief update regarding the re-zoning issue. Additional information will be provided in a community newsletter.

#### **V. Old Business**

A. Homelink receiver. The board voted 3-1 in favor of adding the additional receivers to the gates. The additional receivers are being provided at no cost to the association.

B. Nemo collection agreement. The board discussed and agreed to table this item for future discussion. Questions regarding the agreement need to be addressed before additional action can be taken.

#### **VI. New Business**

1. Myco gate repair suggestion. The board approved funding for work to be performed on the front gate. A new LCD display, battery back-up and installation was approved by the board. John Muehlenberg asked if we could obtain new instruction decals for the keypad box; Morrison to inquire.

2. Newsletter. Don Aldridge presented a community newsletter highlighting key information. The newsletter was well received and is targeted for distribution by the end of the week.

Add-on: Seal coating for the streets is being targeted early next year with RFP having been sent out by Morrison Group. Also, common area fence painting is also slated for 1<sup>st</sup> qtr 2010.

## **VII. Adjournment**

A motion to adjourn was made and a second was received. The regular meeting adjourned at 7:54 PM.

The December meeting has been cancelled. The next Board Meeting is scheduled for Tuesday, January 26, 2009 at 6:30 pm. Harris Bank.