

Colina Del Norte Homeowners Association Minutes of 2009 Annual Meeting of Members	September 29, 2009 Harris Bank Community Room 34525 N. Scottsdale Rd. Scottsdale, AZ
Directors Present:	Phil Barker, President Dion Geary, Vice President Don Aldridge, Secretary Mitzi Torri, Director at Large
Director Absent:	John Muehlenberg, Treasurer
Members Present in Person or by Ballot:	37 of 211
Morrison Representative Present:	Trisha Morrison, President, Morrison Group Jarrod Robinson, Association Manager

**I. Confirmation of a Quorum:**

Required 10% or 21 Homeowners either present or by ballot.

The Community Manager, Jarrod Robinson, announced that 37 of 211 association members were present either by ballot (23) or in person (14) at the meeting, the same constituting a quorum for the transaction of business at the annual meeting.

**II. Call to Order:**

The annual meeting of the members of Colina Del Norte Homeowners Association (the "Association" or "CDN") was duly constituted and held beginning at 6:30 p.m. on September 29, 2009, at the Harris Bank Community Room, 34525 N. Scottsdale Rd., Scottsdale, AZ 85331, pursuant to a notice of such meeting given 15 days before such meeting to each member entitled to vote thereat addressed to such member's last address appearing on the books of the Association of supplied by such member to the Association for the purpose of notice.

The Association's President, Phil Barker, acted as chairman of the meeting, and the Association's Secretary, Don Aldridge, acted as Secretary.

**III. Introduction of Board Members and Property Management Morrison Group**

The Chairman introduced the current members of the Association's Board of Directors, as well as the Community Managers.

Phil Barker, President  
Dion Geary, Vice President  
John Muehlenberg, /Treasurer  
Don Aldridge, Secretary  
Mitzi Torri, Director at Large  
Trisha Morrison - Morrison Group  
Jarrod Robinson - Morrison Group

#### **IV. Approval of Minutes of Prior Annual Board:**

Board dispensed with the reading of the minutes out load. Motion to approve the minutes was made and seconded. Minutes were approved.

#### **V. Election of Directors:**

The next item of business to come before the meeting was the election of 3 directors of the Association. Two nominations were received prior to the meeting, Phil Barker and Frank Bijak. Mitzi Torri was nominated at the meeting.

Upon duly made, seconded and carried, Phil Barker, Frank Bijak and Mitzi Torri were elected as directors of the Association by voice acclimation, to serve until the annual meeting of the members to be held in 2011, or until they respective successors of such directors are elected and qualified, unless such directors shall sooner die, resign or be disqualified to serve.

#### **VI. Treasurer's Report:**

Treasurer's Report presented by Mitzi Torri in John Muehlenberg's absence.

- The following financial report is based on the August 31, 2009 Financials.
- The year to date revenue is \$ 131,261 which is \$14,456 less than budgeted.
- The year to date expense is \$58,034 which is \$5114 more than budgeted.
- The Reserve account Balance is \$454,719 which is consistent with the projections in our Reserve Analysis
- The shortfall in revenue is caused by several things:
  - First, we have more than usual Homeowners delinquent or late with paying their assessments
  - Second, we have had several foreclosures or short sales this year.
  - As of August 31, 2009 we had 33 homeowners owing \$20,884 in assessments, fines, late fees and legal fees.
  - The increase in expenses is primarily in legal fees and gate repairs. As the economy improves we expect less legal expenses.
  - We also replaced the operators at the north gate this year which is a year sooner than scheduled to eliminate the gate repair costs.
- Copies of the Proposed 2010 Budget are available. The Budget will be accepted and/or modified by the new Board.

- The budget includes a 5% increase in assessments. This increase will be needed to supplement the shortfall in revenue and the shortfall in interest on our Reserve investment.
- The expense items included in line with our current expenditures.

## **VII. President's Report:**

The following issues were presented by Phil Barker in an overview manner:

- New Management Company, The Morrison Group hired as of May
- Kiosk Message Board repaired
- Street Signs replaced
- Sidewalk repaired/replaced
- Sink hole repaired
- Graffiti on rock removed
- Rails in fencing repaired
- Jarrod w/MGI working closely w/landscape company to monitor schedule and ensure all areas are addressed
- Paint Color Book prepared and additional color added to the Guidelines
- Enforcement & Collection Policy updated
- Back gate operators replaced
- Violations being closely monitored
- Most coach light violations have been addressed
- Committee looking into modifying back gate w/signage
- REMINDER: all exterior modifications must be approved BEFORE the change is made, i.e. painting, lights, additions, etc.

## **V. Community:**

Mike Frost, homeowner, reported that he is on the City of Phoenix Committee for the proposed park North of Colina Del Norte. Park is named Black Mountain Park. Park will include basketball court, picnic table, and Ramada and playground equipment. No funds have yet been committed by the City and it could be several more years before the park is funded.

Announcement was made that there will be a community briefing at the Tatum Community Club House to discuss the realignment of the Police Precinct. Meeting will be 9/30/2009 at 5:30 PM.

Key projects upcoming include the road resurfacing and painting of the common view and block fencing to be completed in the coming year.

## **Adjournment:**

*Thereupon motion duly made, seconded, and unanimously carried the meeting was adjourned at 7:14 pm.*