

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	June 25, 2007 Tatum Ranch Community Center 29811 North Tatum Boulevard Cave Creek, Arizona 85331
Directors Present:	Don Aldridge, President Barry Fletcher, Vice President Mike Frost, Secretary Lance Ulik
Directors Absent:	Joe Kovac, Treasurer
Other Members of the Association Present:	0
Cuellar Representatives Present:	Ande Johnson, Matthew Searcy

Administrative Matters:

A regular meeting of the Board of Directors of Colina Del Norte Homeowners Association (the "Association") was duly constituted and held beginning at 6:30 p.m. on June 25, 2007, at the Tatum Ranch Community Center, 29811 North Tatum Boulevard, Cave Creek, Arizona 85331.

All directors except Joe Kovac were present at the meeting; and, therefore, a quorum was present for transaction of business at the meeting.

The Association's President, Don Aldridge, acted as Chairman of the meeting, and the Association's Secretary, Mike Frost, acted as its Secretary.

Approval of Minutes of Prior Board Meeting:

Upon motion duly made, seconded and unanimously carried, the minutes of the May 29, 2007 meeting of the Board of Directors were approved, after correcting those minutes to reflect the fact that Joe Kovac was absent from that meeting. Mr. Frost was requested to contact Mr. Kovac to determine whether the minutes of the May 29, 2007 Board meeting accurately reflected Mr. Kovac's recommendation regarding the Association's investment in certificates of deposit.

Treasurer's Report:

The Board reviewed the Association's financial statement for May 2007 and for the five months then ended. Joe Kovac, who was unable to attend the meeting, had previously sent the financial statement to the Board members as an attachment to an e-mail message.

Ms. Johnson reported that on June 19, 2007, \$50,000 had been transferred from the Association's reserve bank account to the Association's operating bank account.

Cuellar's Administrative and Maintenance Report:

Ms. Johnson presented to the meeting an administrative and maintenance report including the following:

- Communications to, from or with members and vendors since the last Board meeting.
- Action items for the Board's consideration.

Mr. Aldridge stated that he, rather than RV Landscape, would repair the broken split-rail fences.

Mr. Aldridge further stated that weeds still needed to be cleared around some of the fire hydrants, and that some of the blue reflectors in the streets (used to indicate the location of fire hydrants) still needed to be replaced. He asked Ms. Johnson to see to it that those matters were corrected.

Ms. Johnson reported that two homeowners had complained of vandalism of signs used in connection with their attempts to sell their homes. The consensus of the meeting was that these were matters for the police, not the Association, to handle.

Mr. Aldridge stated that he believed that some of the problems with the Association's back gate may be caused by defective nylon rollers.

Ms. Johnson was asked to learn whether a homeowner was willing to share the cost of repairing a wall which is treated as a party wall pursuant to §7.8 of the Association's CC&Rs, because the wall lies between that homeowner's lot and the common area.

Messages to City Officials:

After discussion, upon motion duly made, seconded and unanimously carried, it was:

RESOLVED, that Messrs. Aldridge and Frost draft and send to appropriate officials of the City of Phoenix a message stating the Association's position that the developer should construct 64th Street from Lone Mountain Road to Dove Valley Road, as currently required, rather than constructing a northern two-lane portion of Rancho Paloma Drive from 56th Street to 52nd Street.

FURTHER RESOLVED, that Messrs. Aldridge and Frost draft and send to appropriate City officials a message asking the City to alleviate the problems of ingress and egress at our community's main and back gates.

Proposed Fine for Not Getting Required Architectural Committee Approval:

A brief discussion was held regarding the possibility of imposing fines upon homeowners who make changes to their homes or lots, in violation of the CC&Rs or Landscape and Design Guidelines, without getting prior Architectural Committee approval. The Board decided to defer action on that matter until the next regular Board meeting.

Adjournment:

Thereupon, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 7:20 p.m.