

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	July 23, 2007 Tatum Ranch Community Center 29811 North Tatum Boulevard Cave Creek, Arizona 85331
Directors Present:	Don Aldridge, President Mike Frost, Secretary Joe Kovac, Treasurer Lance Ulik
Directors Absent:	Barry Fletcher, Vice President
Other Members of the Association Present:	2
Cuellar Representative Present:	Ande Johnson

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 July 23, 2007, at the Tatum Ranch Community Center, 29811 North Tatum Boulevard, Cave Creek, Arizona 85331.

All directors except Barry Fletcher 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 June 25, 2007 meeting of the Board of Directors were approved, after correcting those minutes to reflect the fact that the date set forth in the first full paragraph of the minutes should have been June 25, 2007, rather than May 29, 2007.

Treasurer's Report:

Mr. Kovac reviewed the Association's financial statement for June 2007 and the six months then ended. He noted that the accounting and tax preparation fees shown on the statement were lower than expected, and that the legal fees and office supply expenses shown on the statement were higher than expected. He said that the Association's reserves are probably adequate, barring unforeseen circumstances.

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.

Ms. Johnson announced that she would be replaced by Matthew Searcy as Community Manager effective August 1, 2007.

Architectural Committee Report:

Mr. Aldridge gave a brief report on the recent activity of the Architectural Committee.

Solar Lights for Dusty Wren Area:

Mr. Aldridge requested Ms. Johnson to get a bid for solar lights for the entrance to the Dusty Wren area.

Replacement of Rear Gate Openers:

The Board reviewed a bid submitted by Myco Access Control to replace the community's rear gate openers. The consensus of the meeting was that the bid should be accepted, and that if necessary, the Board would confer later by e-mail regarding the bid.

Repair of Cracks in the Streets:

Mr. Aldridge stated that a representative of Central Paving would be meeting with Messrs. Frost and Ulik on July 26, 2007 to discuss a possible bid by that company to repair cracks in the community's streets.

Letters to Homeowners Regarding Unshielded Exterior Light Fixtures:

The Board decided that letters should be sent to homeowners who have unshielded exterior light fixtures on their homes, requesting those homeowners to bring their light fixtures into compliance with §5.18 of the Association's Landscape and Design Guidelines.

Trammell Crow Condominium Project:

Mr. Aldridge reported that the Trammell Crow condominium project was still on hold.

Access to Website:

The Board decided that a user name and password should no longer be required in order to access the Association's website.

Motorized Scooters:

The Board discussed the Phoenix city ordinance banning the operation of motorized scooters on public streets. Since it is not clear that the ordinance would apply to private streets, such as those in the community, Mr. Frost said that he would draft a proposed Association rule banning the operation of motorized scooters on the community's streets.

Lock on Gate Between Colina Del Norte and Chaparral at Lone Mountain:

Mr. Aldridge requested Ms. Johnson to contact a representative of the homeowners association of Chaparral at Lone Mountain, requesting that that association replace the lock on the gate on 53rd Street between Colina Del Norte and Chaparral at Lone Mountain, which lock was reportedly cut off by the Phoenix Fire Department.

Landscaping:

Mr. Aldridge stated that RV Landscaping, the Association's landscaper, had generally been doing a good job, but should try to remove grass growing between the community's streets and curbs.

Adjournment:

Thereupon, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:20 p.m.