

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	August 27, 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 Joe Kovac, Treasurer Lance Ulik
Other Members of the Association Present:	3
Cuellar Representative Present:	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 August 27, 2007, at the Tatum Ranch Community Center, 29811 North Tatum Boulevard, Cave Creek, Arizona 85331.

All directors 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 July 23, 2007 meeting of the Board of Directors were approved.

Treasurer's Report:

The Treasurer presented the Association's financial statement for July 2007 and the seven months then ended. The Treasurer reported Cuellar had not reinvested the proceeds from the Association's certificates of deposit which matured in June 2007 as requested by the Board, and that the Association may have lost interest income as a result thereof. The Treasurer stated that, in his opinion, Cuellar may have improperly coded a \$688.08 charge which was purportedly for gate software. The Treasurer questioned the charge for Cuellar's monthly management fee in the amount of \$1,430.36, reflecting a \$225.45 increase in the fee for July over the fee for June; however, the fee may have increased because of a provision in the management agreement for an annual cost-of-living increase in the fee, and several months of fee increases may have been included in the \$1,430.36 charge. Mr. Searcy was asked to investigate these matters and report back to the Board on the results of his investigation.

Backed-Up Culvert:

The Chairman reported that a culvert near the end of Sierra Sunset Trail was backed up, and needed to be cleaned out by the Association's landscaper, RV Landscaping. The cost of such work will be in addition to RV Landscaping's usual monthly landscaping fee.

Gate Problems:

A recent problem at the front gate was caused when the Fire Department opened the gate and failed to close it.

There continue to be problems at the rear gate, and repairs to that gate need to be made by Myco. In that regard, Mr. Kovac said that he had heard that a Myco representative had told a community resident that some of such problems were attributable to the Board, which has purportedly failed to authorize corrective work recommended by Myco. Mr. Searcy was asked to tell Myco that any such issues should be communicated to Cuellar or the Board, rather than to community residents.

Solar Lights for Entrance to Dusty Wren Drive Area:

Mr. Searcy was asked to help obtain some relatively inexpensive solar lights for the entrance to the Dusty Wren Drive area.

Additional Bids for Repairing Cracks in the Streets:

The Chairman stated that he had received a bid from Central Paving to repair cracks in the streets for approximately \$18,000. Mr. Searcy was requested to try to obtain additional bids for that work.

View Fence on Lot 88:

Mr. Searcy reported that the owner of Lot 88 had obtained a bid of \$650 to repair the view fence on her property. After discussion, upon motion duly made, seconded and unanimously carried, it was:

RESOLVED, that the Association pay 50% of the cost of repairing the view fence on Lot 88, provided that the Association's share of such cost does not exceed \$325.

Unshielded Exterior Light Fixtures:

A discussion was held regarding the status of the project to send letters 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.

Mr. Frost pointed out that some of such homeowners may have purchased their homes after receiving estoppel certificates from the Association to the effect that there were no then existing violations of the Guidelines; and if the unshielded exterior light fixtures were on their homes at that time, it may be difficult to enforce §5.18 of the Guidelines against such homeowners.

Motorized Scooters:

The Board determined that it was not necessary, at the present time, to adopt a rule banning the operation of motorized scooters in the community.

Association's Website:

Mr. Frost stated that user names and passwords are no longer required to access the Association's website.

Trammell Crow Condominium Project:

Mr. Aldridge stated the Trammell Crow condominium project continues to be on hold.

Annual Meeting:

A brief discussion was held regarding preparations for the annual meeting of the Association's members to be held on September 24, 2007.

Adjournment:

Thereupon, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:00 p.m.