

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	October 30, 2007 Tatum Ranch Community Center 29811 North Tatum Boulevard Cave Creek, Arizona 85331
Directors Present:	Phil Barker, President Dion Geary, Vice President Mike Frost, Secretary Mitzi Torri, Treasurer Lance Ulik
Other Members of the Association Present:	Don Aldridge, Tony Severkovski
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 October 30, 2007, at the Tatum Ranch Community Center, 29811 North Tatum Boulevard, Cave Creek, Arizona 85331. Because the interior of the building was being renovated, the Board met on the patio adjoining the building.

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

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

Approval of Minutes of Prior Board Meetings:

Upon motion duly made, seconded and unanimously carried, the minutes of the August 27, 2007 and September 24 meetings of the Board of Directors were approved.

Treasurer's Report:

The Association's Treasurer, Mitzi Torri, reviewed the Association's financial statements for September 2007 and the 9 months then ended.

A discussion ensued about the total negative variance of \$23,710, as of September 30, 2007, shown in the Association's budget comparison report. Such variance was largely attributable to a negative variance of \$23,652 in homeowner dues. Mr. Frost stated that such variance was probably due, at least in part, to the receipt of 2007 dues in December 2006. Mr. Searcy said that he would research, and report to the Board, the amount of 2007 dues that were received in December 2006.

Appeal by Owner of Lot 41:

Tony Severkovski, owner of Lot 41, appeared before the Board to appeal a decision by the Architecture Committee. This matter is covered in the minutes of the executive meeting of the Board held on October 30, 2007.

Additional Bids for Repairing Cracks in the Streets:

Matthew Searcy reported that he had not yet obtained any additional bids to repair cracks in the streets. He was again asked to do so.

Solar Lights for Entrance to Dusty Wren Drive Area:

Mr. Searcy reported that he had not yet obtained any relatively inexpensive solar lights for the entrance to the Dusty Wren Drive area. He was again asked to do so.

Unshielded Exterior Light Fixtures:

Don Aldridge stated that the Architecture Committee is trying to work with homeowners who have unshielded exterior light fixtures on their homes, in an attempt to have those homeowners to bring their light fixtures into compliance with §5.18 of the Association's Landscape and Design Guidelines.

Mr. Frost said 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.

Matter Involving Lot 63:

A matter involving Lot 63 is covered in the minutes of the executive meeting of the Board held on October 30, 2007.

Violation Log:

Mr. Aldridge complained about Cuellar's continued failure to maintain an adequate violation log which keeps track of past and present violations by homeowners.

Matter Involving Lot 135:

A matter involving Lot 135 is covered in the minutes of the executive meeting of the Board held on October 30, 2007.

Landscape Matters:

A discussion was held regarding the need to remove dead branches from the common area near Lot 18, and to clean out drains in the common area, to the extent that such work has not already been done.

Mr. Aldridge said that he would repair split-rail fences in the community that needed repair. The consensus of the meeting was that no new rail fences should be constructed in the community at this time.

Mr. Searcy said that the community's landscapers are scheduled to perform their work throughout the community every Friday.

Water Meters:

Mr. Searcy stated that he would research, and report to the Board, where the water meters in the common area are located, and what the typical monthly water charges are for each such location.

Natural Gas Odor:

Mr. Searcy said that a representative of Southwest Gas had told him that there was no reason for a natural gas odor to exist near the back gate of the community, as had been claimed by a homeowner, because there was no gas line in the immediate vicinity of the back gate.

Replacement of Back Gate Controls:

The consensus of the meeting was that the back gate controls should not be replaced immediately, since they seem to be working reasonably well at this time.

Reserve Data Analysis:

Mr. Searcy stated that he would provide Board members with the Association's most recent reserve data analysis.

Architecture Committee Matters:

Mr. Aldridge reported that he was working on a landscaping request from the owners of Lot 177, which was, for the most part, acceptable, but which requested one impermissible kind of tree.

Matters involving Lots 3 and 42 are covered in the minutes of the executive meeting of the Board held on October 30, 2007.

Section 16:

Dion Geary volunteered to draft and send messages to appropriate City of Phoenix officials opposing the offer to the City by the developer of Section 16 to construct a northern two-lane portion of Rancho Paloma Drive from 56th Street to 52nd Street, instead of constructing 64th Street from Lone Mountain Road to Dove Valley Road, as currently required.

Newsletters:

A discussion was held concerning the frequency and contents of future community newsletters.

Next Board Meeting:

The next Board meeting was set for November 19, 2007, rather than the regularly scheduled date of November 26, 2007.

The consensus of the meeting was that the notice of the next Board meeting should include a statement to the effect that the Board will consider at that meeting the amount of the annual assessment for 2008.

Contracts:

Mr. Searcy said that he would make copies of all contracts to which the Association is a party, and provide those copies to the directors who want them.

Adjournment:

Thereupon, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:45 p.m.