

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	March 23, 2010 Harris Bank Community Room 34525 N. Scottsdale Rd. Scottsdale, AZ
Directors Present:	Don Aldridge, President John Muehlenberg, Treasurer Frank Bijak, Secretary Phil Barker, Vice President
Directors Not Present:	Mitzi Torri, Director
Morrison Representative(s) Present:	Jacqueline Woodward, Association Manager
Homeowners Present:	Trish Morrison Carol Wrba, Barbara ?

### **I. Call to Order:**

A regular meeting of the Board of Directors of Colina Del Norte Homeowners Association (the "Association" or "CDN") was duly constituted and held beginning at 6:30 p.m. on March 23, 2010, at the Harris Bank Community Room, 34525 N. Scottsdale Rd., Scottsdale, AZ

A quorum was present for transaction of business at the meeting.

Don Aldridge, President acted as Chairman of the meeting. Frank Bijak, Secretary took minutes for the meeting

### **II. Approval of Minutes of Prior Board Minutes:**

Pending changes the minutes of the February 23, 2010 meeting of the Board of Directors were approved.

### **III. Financials March 2010**

John Muehlenberg, Treasurer, reported updated financials for the community. As of February 23, 2010 the following figures were noted:

Operating Account	\$ 49,896.97
Reserve Account	\$473,789.11
Total	\$523,686.08

John noted the following additional financial information:

Feb Income	\$4,077.81
Feb Expenses	\$4,449.34

- (1) \$11,000 was transferred to reserves.
- (2) Assessments collected for Feb totaled \$3854.20.
- (3) Expenses include \$924.20 in back taxes.

#### **IV. Homeowner Session**

Two homeowners attended; Barbara noted that she was sent a violation for weeds and asked if the HOA would be wedding the common areas. Don answered that only the small area near the front entrance is weeded and that all remaining areas are left in the natural state. Carol asked if the HOA would support a community garage sale. The board discussed the request and agreed to solicit community feedback first via a newsletter before proceeding. It was noted that a reasonable number (yet to be determined) would be required to support a community garage sale. Current CC&R's do not restrict an individual homeowner from holding a garage sale. Carol noted that a portion of wrought iron fence, rusting and in need of repair was painted over by the painters. Don will see if the painters can repair any damage to the wrought iron fence before painting, rather than go through the fence company to save time.

#### **V. Old Business**

A. 2007 Taxes Update. Ongoing, Mitzi to provide update on this to board prior to next meeting.

B. Ace Asphalt Invoice. The board agreed to pay the final invoice noting the stripe near north gate was painted over by Ace. Some of the blue reflectors were also painted over; however since many of the reflectors probably needed replacement anyway the board will seek to replace these reflectors.

C. Flag policy –update from Don. The board incorrectly sent a violation to the homeowner of lot \_\_\_ for having a flag pole in his backyard and flying the American flag. The homeowner subsequently removed the flagpole. Don noted that the board's actions violated state law and that the homeowner has a legal right to fly the American flag. Don will visit the homeowner and agree on a reasonable flag height of no more than 15 feet high. Proper flag protocol will be researched and noted in the approval to the homeowner.

#### **VI. New Business**

1. Garden Coach Contract. The board selected another landscape company for the community at a monthly cost of \$825/mo. The contract presented by Garden coach was lacking some key elements like proper liability insurance. John Muehlenberg will follow up to ensure the contract has appropriate wording to protect the community.

2. Asphalt crack bids. Jacqueline will obtain another asphalt bid to include filling in the street gutters and fixing the turnaround at the end of Sierra Sunset Trail.

## **VII. Adjournment**

A motion to adjourn was made and a second was received. The regular meeting adjourned at 7:54 PM.

The next Board Meeting is scheduled for Tuesday, April 20, 2010 at 6:30 pm. at Harris Bank.