

Colina Del Norte Homeowners Association Minutes of Regular Meeting of Board of Directors	April 27, 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; Trish Morrison, Owner
Homeowners Present:	None

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 6:27 p.m. on April 27, 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 March 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 March 31, 2010 the following figures were noted:

Operating Account	\$ 34,939.88
Reserve Account	\$442,546.73
Total	\$477,486.61

John noted the following additional financial information:

5/14/2010

1 of 3

Colina_Del_Norte_HOA_Regular_Meeting_Minutes_April_27_2010.doc

Frank Bijak, Secretary Colina Del Norte HOA

Current Reserve Balance	\$442,546.73
Projected Contribution	<u>\$ 58,000.00</u>
Total Reserve	\$500,546.73
Improvements	
Seal Coat	-\$ 32,000.00
Painting Remainder	-\$ 66,000.00
Current Projected Reserve	\$402,546.73
Reserve Analysis Projected	\$408,849.00 (@ 96%)

(1) Subtracting for 2010 improvements, Reserve Account nearly matches projections

IV. Homeowner Session

No homeowners were in attendance during any portion of the meeting.

V. Old Business

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

B. Flag Policy Update. Don contacted the homeowner of lot 191. The board agreed to a flag height of no more than 18' with no night lighting.

C. Resortscapes Contract. The board agreed to approve the use of Resortscapes landscape services effective immediately. Jacqueline will obtain a service schedule for the community and a revised contract.

D. Street Resurfacing/Repair Bids. Several bids were obtained for filling in the curb area against the blacktop and for repairing the turnaround at the end of Thunder Hawk Rd. After further review, the board decided the repairs were not needed at this time.

E. Painting Update. Three bids were obtained to repair 4 sections of damaged wrought iron fencing. JDC was approved for the job. Morrison will confirm the areas needing repair prior to any work being done.

F. Gate Repairs. The board approved Myco's bid to replace the roller arms and rollers for the North gate.

VI. New Business

1. Mitzi Torri has given notice that she effective immediately she will be resigning from the board. The board will be seeking a replacement within the month.

VII. Design Review

1. Lot 9 Solar Panels. The board recommended that the solar panel submission for Lot 9 be conditionally approved. The board would like to limit the use of solar panels on the

front of the home. In the submission, it appears that sufficient room exists to relocate those panels to other areas of the roof. Don will discuss with the homeowner.

2. Lot 121 Pavers. Board agreed that if driveway is to have pavers then all existing concrete must match pavers. Don will check existing color for consistency.

3. Lot 147 Basketball hoop. Board approved basketball hoop submission. The homeowner had asked that the split rail fence bordering his property be closed off. The board will install a small walk gate.

VIII. Adjournment

A motion to adjourn was made and a second was received. The regular meeting adjourned at 7:45 PM.

The next Board Meeting is scheduled for Tuesday, May 25, 2010 at 6:30 pm. at Harris Bank.