

Southview Trails Community Association  
Minutes of the Annual Homeowners Meeting

March 15, 2008

**Attending:**

Ron Gould, President	Shirley Pichoff, Secretary
Linda Roegge, Vice President	Jim Dyson
Billy Bond, Treasurer	Sarah Crawford, HOAMCO Representative

Approximately 57 residents  
(There were 98 lots represented in person or by ballot)

Ron Gould called the meeting to order at 9:30 a.m. He introduced Sarah Crawford, our Homaco Representative, and Jim Dyson, who has just been appointed to the Board of Directors to complete the term of John LaMarr.

**A motion was made by Bruce Gebhardt to accept the minutes as written from the March 17, 2007 Annual Homeowners Meeting, seconded by Roy Kritz; motion passed.**

**Treasurer's Report:** Billy Bond reported that for year ending December 31, 2007 Southview reported \$32,088 in liabilities and \$58,013.62 in Equity; for a total Liabilities & Equity of \$90,101.62. In 2007 we did not meet our budgeted goal for the reserve account, primarily due to expenses related to erosion control. Billy stressed that it is the responsibility of each Lot Owner to make sure their property does not negatively impact on their neighbor's property or on the common area drainage system.

**HOAMCO Management Report:** Sarah Crawford reviewed the three areas of management with Southview, which include: Fiscal Management (financial and long range planning); Administrative Management (dealing with residents and Lot owners); and Physical Management (maintenance and appearance of all property within Southview).

**Architectural Control Committee:** Keith Norby reported that currently in Southview there are 118 completed homes; three homes under construction; eleven lots for sale; ten homes for sale, and seven projects in process. Peter Wendorf will replace Keith as chairperson on the SACC.

**President's Report:** Ron Gould introduced several areas of concern that he would like for the residents to be thinking about. These areas of concern have a negative budget impact and effect prudent management of funds.

1. Irrigation and landscaping costs of common areas. (Currently being maintained by Common Grounds.)

2. Erosion Control: Steep embankments in the area and home construction has disturbed the landscape, causing extensive drainage problems. Each homeowner has a responsibility to ensure runoff from their property does not negatively impact the property of others or the common areas of the association.
3. Realtor signs: During 2007 the Arizona Legislature passed a law regarding size of realtor signs. Although the color and posts were not addressed in the new law, some realtors have taken it upon themselves to disregard HOA Rules & Regulations, even threatening with a lawsuit if HOA's try to enforce. Since this issue is being addressed in the 2008 Legislature, the Southview Board has taken the stance to request, but not require, realtors to follow our rules.
4. Williamson Valley Road Widening: We have received a letter from Yavapai County offering Southview \$570 for 123 square feet of property adjacent to the South monument as you enter Southview, to be use for improvements to Williamson Valley Road.

**Election:** Ron Gould asked for nominations from the floor to fill the vacancy on the Board; none were received. **Jan Gould made a motion to close nominations, seconded by Bruce Gephardt; motion passed. Two names are on the Ballot: Keith Norby and Ralph Turnbull. Ballots were tallied and both individuals were elected to serve on the Southview Board of Directors for a term of three years, beginning immediately. The amendment to the Bylaws (Article V, Section 2) also passed, which changes the (elected) length of terms to on the Board of Directors to a two year term, beginning in March 2009.**

**Open Forum:**

1. Defensible space: The Fire Department reviewed lots with homes on them for defensible space. If interested in obtaining a copy of the report, send an e-mail to Sarah Crawford.
2. Dead trees and brush on lots: A 'Firewise' review will be conducted in April identifying all properties that are a fire hazard to our community. The lot/home owner will be contacted and they will be expected to have the property cleared of dead trees and brush by a set date (date not yet determined); if work is not done by the deadline set, self-help action will be implemented with the cost being billed back to the lot/homeowner
3. Real Estate Sign Rules & Regulations: Al West recommended that we remove the rule regarding real estate signs. As a matter of opinion, a survey was taken among those at the meeting as to how many would be in favor of changing our Rules & Regulations regarding real estate signs. With a show of hands, the vast majority present were in favor in keeping our Rules & Regulations as they are. (Note for the record: this is not a membership decision; the Rules & Regulations were created by and under review of the Board of Directors.)
4. John Cuccinello: Would like to recommend that the Board establish an Ad Hoc Committee on what we would like to do regarding the landscaping, strategy, and present to the membership.
5. Judith Kritz announced that Southview will have a community garage sale on June 7, 2008

**Adjournment:** A motion was made by Gary Mallicoat, seconded by Don Mills to adjourn the meeting at 10:40 a.m.; motion passed.

Respectfully submitted,  
Shirley Pichoff, Secretary