

Southview Trails Community Association
Minutes of the Annual Homeowners Meeting
March 17, 2007

Attending: Board Members: John Cuccinello, President
Dale Funk, Vice President
Billy Bond, Treasurer
Shirley Pichoff, Secretary
John LaMarr, Member at Large
Deb Cummins, HOAMCO Representative:

Approximately 51 Residents

John Cuccinello called the meeting to order at 10:00 AM. John introduced the Board members and our HOAMCO representative.

A motion was made by Bruce Gebhardt to accept the minutes as written from the March 11, 2006 Annual Homeowners Meeting; seconded by Al West and approved unanimously.

Treasurer's Report: Billy Bond reported that financially the association is doing well. The year ended with \$111,876.39 in assets and \$57,164.00 in liabilities. Billy's presentation focused primarily on the Reserve Fund, reviewing what it is mainly used for (maintaining the private driveways, erosion control, monument refurbishing, and keeping six irrigation systems in check) and showing a 30-year projection on funding requirements. Currently \$50.00 per year per lot is placed into the Reserve Fund. To keep up with expenses, a 3.25% increase per year in the Reserve Fund will keep us in line with projected expenses over the next thirty years. Tom Roegge recommended that the Board be more aggressive in raising the reserve fund, perhaps up to \$60.00 per year per lot in 2008 and keep it there for a few years (versus raising it a couple of dollars on a yearly basis).

President's Report: John Cuccinello reported that an interactive Complaint Form is now located on the website and gave an overhead presentation on how it can be accessed and used. A copy of the form was attached to the Rules & Regulations mailed to all residents in 2006. New Legislation passed last year requires that any person making a complaint has to reveal their name. The major complaints that the Board receives deal with:

- Parking Issues (more than one vehicle parked on their drive on a regular basis)
- Property Maintenance / Fire Hazard
- Speeding
- Dog Waste (residents should pick up after their animals)
- Light Glare (usually outside fixtures/lights too bright)

John reported that the Board, along with HOAMCO, will be focusing on vegetation growth and fire safety issues during the months of April and October. Courtesy letters will be sent out first asking the homeowner to bring their property into compliance.

Architectural Control Committee: Keith Norby, committee chairperson, reported that currently in Southview there are 110 completed homes; 7 under construction; 11 lots for sale; 6 homes for sale; and 13 projects in process. The Committee is involved in reviewing plans for homes, home additions and landscaping.

Major noncompliance issues which result in fines deal with:

- Paint
- Mailbox
- Drainage
- Construction timing and site condition

Keith urged residents to call prior to making any changes (alleviate questions, heartache and fines).

Landscaping Committee Report: Dale Stevenson, committee co-chairperson, reported they are in the process of turning on the irrigation systems in all ten zones. If a problem with the system is noticed, please report it to the committee as soon as possible.

Communications Committee Report: Mary Richardson, committee chairperson, oversees such activities as: greeting new residents; ladies luncheons and coffees; domino and bridge games, and neighborhood social gatherings. Watch your newsletter for announcements of when and where activities will be held.

Neighborhood Watch: John Cuccinello reported for Mike Allen, chairperson for this committee. Southview has been fortunate in not experiencing much in the way of crime (although Spring Break is upon us and typically there are some students who get rowdy and cause some mailbox damage during this time of year). Any suspicious activity should be reported to the Police immediately.

Erosion Control: John LaMarr presented an overview of the Culvert Drainage Study. Many of the drains/pipes in the subdivision are filling up with rocks, silt, dirt and other debris, preventing proper runoff from rain and snow. They were able to identify five Priority-1 drains that require immediate attention (all five are located along Southview). The Board has contracted with Common Grounds to repair and correct these problems during the month of May 2007. There are nine Priority-2 drains that will be re-evaluated for repair toward the end of 2007. There are twelve Priority-3 drains; these are in pretty good condition and do not require a plan for action at this time.

Election: John Cuccinello asked for nominations from the floor to fill the vacancy on the Board; none were received. Two names were on the Ballot: Jim Dyson and Linda Roegge. Both individuals were introduced and each addressed the meeting. John asked that Deb Cummins, Dale Funk and Jan Wendorf count the ballots. Ballots were tallied and Linda Roegge received the majority of votes. She will begin her service to the Board immediately.

Open Forum: A question was asked about Williamson Valley Road, how it will affect the Subdivision entry and whether or not a traffic signal will be installed there. John Cuccinello and John LaMarr reported that the Williamson Valley Corridor group is still fighting the five lanes, but to no avail. Originally this work would take our monuments and part of the entry; however, there is another possibility that the road will move more to the west and our entry will be spared. Al West asked if there are plans for a traffic signal at the entrance, or at least have the infrastructure for a signal installed at the time the road is being constructed. This idea will be passed on to the City of Prescott.

Al West asked what is the principal for not allowing multiple vehicles to park in a person's driveway. John Cuccinello responded that the builder originally set this in the Rules & Regulations with 'no' vehicles to be parked outside the garage. Parking was reviewed at a later date with the majority of the membership opting on a compromise to allow one vehicle to be parked outside the garage IF the garage is fully utilized.

Adjournment: The meeting was adjourned at 11:25 AM.

Respectfully submitted,
Shirley Pichoff, Secretary