

**Southview Trails Community Association
Minutes of the Annual Homeowners Meeting
March 14, 2009**

Board Members Present:

Linda Roegge, President
Jim Dyson, Vice President
Charles Bourne, Treasurer
Keith Norby, Member- at- Large

Also in Attendance:

Pat Gebhardt, Recording Secretary, Judy Smeltzer, HOAMCO, COO, Tammy Pasco, Executive Asst. to V.P of Operations, HOAMCO, Gaye Morgan, Manager, HOAMCO.

Approximately 50 residents attended the meeting.
85 lots were represented in person or by mailed in ballot.

Linda Roegge called the meeting to order at 9:50 AM. A quorum was not present.

The President introduced the members of the Board and the representatives from HOAMCO.

As there was not a quorum, approval of the 2008 Annual Meeting Minutes was postponed.

Nominations from the Floor: President Linda Roegge called for nominations from the floor. Charles Bourne nominated Howard Ross who declined the nomination.

Introduction of Nominees: Linda introduced the nominees recommended by the Nominating Committee; Vern Organ and Larry Zimmerman. Vern gave a brief summary of his past experience as a member of homeowner boards in Seattle and Prescott Lakes. Larry was absent.

Treasurer's Report: Charles Bourne, Treasurer, reported that total income for the year ending December 31, 2008, was \$55,165. Total expenses were \$40,984. Net equity was \$72, 194; an increase of \$14,181 over 2007. Charles used a Power Point presentation to explain the financials, and provided copies of the Treasurer's report.

Architectural Control Committee: Chairman, Peter Wendorf, reported that currently in Southview there are 121 completed homes; three homes under construction; nine lots for sale; twelve homes for sale and six projects in process. In the past year the committee has reviewed three house plans; five landscaping plans and plans for three addi-

tions. Peter introduced the committee members and gave a brief summary of the real estate situation in Prescott.

HOMACO Report: Judy Smeltzer introduced the other HOMACO representatives and gave a brief description of the services provided to the Association. She explained that they work at the direction of the board and adapt their services to the needs of Southview.

President's Report: Linda reported that the Fire Wise program was going extremely well and would be an ongoing area of awareness. She reported that we currently do not have a landscape committee and asked that anyone who would like to volunteer to serve on the committee contact the board.

The new landscape maintenance service, Jonny's Tree and Landscape Company, is doing a good job. The dead aspen trees will be replaced in the spring. Linda asked that property owners who wish to care for the vegetation in the utility easement in front of their property let the board know.

Beginning April 1, Southview will use a new web site provider. More information on using the site will be available at a later date.

Linda thanked the Board for their work over the past year.

Open Forum: A question was asked concerning attorney charges related to potential litigation. Judy Smeltzer explained that the question could not be answered at this time.

The "No Soliciting" sign has been removed from the street sign at the entrance to Southview as it was on city property. The sign will be installed on Southview property.

Yavapai County has paid the Association \$570.00 for property adjacent to the South monument at the entrance to Southview. This property will become part of the improvements to Williamson Valley Road. The Board has received no information on timing for construction work. The entrance monuments will not be disturbed and the county will repair any damage.

Joan Bourne stated that the lights at the entrance are often not working and asked who was responsible for the maintenance. HOAMCO will ask the company that repaired the wiring to return and fix the problem.

Al West asked about real estate signs being in compliance with the Arizona state laws. Linda advised that all state laws will be reviewed and our governing documents changed where necessary. Al West also asked about the \$400.00 charge for snow removal. Linda explained that the charge was for clearing the five private drives.

John LaMarr asked about regulations governing satellite dishes. Gaye Morgan, HOAMCO Manager, explained that homeowner associations can not prevent installation.

The association can suggest placement but can not require placement in an area that would prevent the homeowner from getting a signal. The Architectural Control Committee will investigate satellite installations if they receive a complaint.

The meeting was recessed at approximately 11:00 AM.

The Annual Meeting was then continued until Friday, March 20, 2009, when all ballots will be counted.

Pat Gebhardt
Recording Secretary