

**Southview Trails Community Association  
Minutes of the Annual Homeowners Meeting  
March 13, 2010**

**Board Members Present:**

Linda Roegge, President  
Vernon Organ, Vice President  
Larry Zimmerman, Secretary  
Keith Norby, Member-at-Large

**Also in Attendance:**

Ruta Norkus, HOAMCO Community Manager, Judy Smeltzer, HOAMCO, COO, Dawn Stoner, HOAMCO who acted as Recording Secretary.

**Meeting called to order:**

President Linda Roegge called the meeting to order at 10:00 AM. She announced that a quorum was established by a representation of Absentee Ballots received in the mail. Linda introduced the Members of the Board and HOAMCO representatives.

**Guest Speaker:**

Gary Roysdon from PAWUIC (Prescott Area Wildland Urban Interface Commission) gave a presentation on Firewise and PAWUIC. Gary reported that Southview has been assessed by the City of Prescott and the homes passed. However, there is 69 acres of open space, 48 of which needs fire mitigation. The Firewise program, through owner participation provides education and tools on how to live compatibly with wild-fires, and how to mitigate hazardous fuels to protect property. Gary provided detailed information on how Southview can become a designated Firewise Community.

The Board thanked Gary for his presentation. Linda reported that 69 acres surround the community and a lot of work has been done in the past on homeowners lots. However, the perimeter areas of the property need to be addressed. There was a comment from the audience that becoming a Firewise community will enhance property values.

**2008 & 2009 annual meeting minutes:**

Linda called for a motion to approve the 2008 and 2009 annual meeting minutes. Bruce Gebhardt motioned to approve the minutes as written. Darrell Pichoff seconded the motion. Motion passed unanimously.

**Introduction of Candidates:**

Linda welcomed the Candidates:

**Ron Gould**

**Peter Wendorf**

**Jim Nuber**

**Treasurer's Report:** Linda Roegge presented the 2009 year-end financial report. The year ended with an operating fund balance of \$32,400; reserve fund balance \$85,000; total fund balance \$118,397. Adequate reserve contribution was made in 2009. Approximately \$10,000 is budgeted for the 2010 reserve contribution.

**President's Report:** Linda reported it was a busy year. The five flag drives were cracked sealed by the associations. Dead trees were removed, with new Plum and non fruit bearing Pear trees replacing them. Shrubs will be replenished where they were removed. The entrance lights were replaced with LED light

bulbs; monument signs now lit. The Rules and Regulations were updated as well as the reserve study. The reserve study update determined that we are fully funded. The 2010 assessments were not increased. In a recent storm the flag pole was bent and the light fixture was damaged. The flag pole was repaired to withstand future winds. The light fixture was replaced with an LED light bulb. All the new LED bulbs have a much longer life, provide brighter lighting and conserve electricity. Line of site clearing occurred in dangerous areas.

**Future projects:** Painting of the monuments and signs will be completed after the Williamson Valley roadwork is completed. Resulting from the risk management assessment, road reflectors and other street signage additions in the areas of the flag drives will be reviewed by the new board. The reserve study will be posted on the website.

**HOMACO Report:** Ruta Norkus gave a brief description of the various roles HOAMCO plays in the community and thanked the Board for all their hard work.

**ARC Report:** Gary Mallicoat is the new ARC Chair. He reported 3 new homes built, and one in the process; 10 homes for sale and 4 homes sold.

**Election:**

Linda announced the election results. The following Candidates were elected to serve on the Board of Directors for the next two years:

**Ron Gould**

**Peter Wendorf**

**Jim Nuber**

**Open Forum:**

Judy Smeltzer thanked Linda for all her hard work.

Linda stated that a new resident directory was completed and is now available to homeowners.

A homeowner commented that Jonny's Tree & Maintenance Service is doing a good job. Linda reported that trimming is ongoing. Linda reminded owners to contact Ruta with any landscape requests or concerns.

A homeowner reported that the pine trees along one of the homes on Southview are shading the street and causing sporadic icy conditions. The city should be contacted about this issue.

A homeowner reported erosion problems coming from a home. He was asked to contact Ruta to obtain the other owners information so it could be addressed.

Ron stated there is a Firewise sign-up sheet for homeowners interested in participating in the Firewise cleanup program.

Vern stated as a Board member he now appreciates all the work done by Linda and Keith.

There was a motion to adjourn the annual meeting. Motion seconded and passed. Meeting adjourned at 11:25 am.

Dawn Stoner

HOAMCO Recording Secretary