

**SOUTHVIEW TRAILS  
ARCHITECTURAL CONTROL COMMITTEE  
MEETING WAS HELD  
December 19, 2006  
9:00 AM  
HOAMCO ARC BOARD ROOM**

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In Attendance:

Keith Norby	Barbara Powers	Cheryl Soto
Judie Stevenson	Dale Funk	Chuck Chinberg
Gary Mallicoat		

The meeting was called to order at 9:05 AM.

Review of inspection report.

Discussion regarding Lot 89, Yeager/P.M. Taylor, Chuck will do a final inspection on this home next time he does the inspection report.

Discussion regarding Lot 99, Mystic Canyon, Chuck did a final inspection, home did not pass. Chuck noted elevation changes not on approved plans. Cheryl will call builder as he needs to submit the changes.

Reviewed and approved the minutes of December 5, 2006 meeting.

**AGENDA**

Discussion regarding Lot 103, Takehara/P. M. Taylor, the trailer has been moved and the pile of rocks is in process of being moved. The non-compliance issues have been resolved.

Discussion regarding Lot 34, Nuber/Carter, without frosted light bulbs; the exterior light fixtures are non-compliant. A letter will be sent to the homeowner. Side note: Carter Builders resolved the situation and no letter was sent.

**OLD BUSINESS**

Discussion regarding Lot 121, Moorehead, correspondence was received stating that they have hired a landscaper and all erosion issues will be resolved. The homeowner will notify Cheryl when the landscaping is complete.

Discussion regarding Lot 133, Eberhardt, it was noted that the newly painted flat roof on this home is peeling. The flat roof is in progress of being repainted.

Discussion regarding Lot 35, Jones/Nanke, construction timeframe extension was denied by the Committee. The builder will appeal to the Board of Directors.

**OPEN**

The Committee will review the Rules and Regulations prior the next SACC meeting so the Committee can discuss some changes and clarifications in regards to fines, construction time frame starts compliance deposits and mailbox structures.

HOAMCO will submit a new service proposal as the current service agreement expires 12/31/06.

The Board of Directors has asked the SACC to revise the Excell matrix used for the inspection report to include additional information the Board of Directors may need.

Meeting adjourned 10:25 AM.