

# Southview Trails Homeowners Association

## Board of Directors Meeting

October 13, 2009

Attending: Linda Roegge, President  
Keith Norby, Member at Large  
Gaye Morgan, HOAMCO  
Larry Zimmerman, Secretary  
Charles Bourne, Treasurer  
Vern Organ, V.P., Absent

Guests, Debra Pearson and Linda Gray were introduced and a presentation was made by Ms. Pearson for a request the Board consider a proposal to allow access to a lot, which Ms. Pearson presently owns, which would run through a portion of dedicated open space which belongs the Southview HOA. The request for review was granted.

The meeting was called to order at 9:32 a.m. by the President, Linda Roegge.

### Approval of Minutes

Linda Roegge called for a motion to approve the minutes of the August 13, 2009 Board meeting. Keith Norby moved to approve the minutes. It was seconded by Larry Zimmerman and approved unanimously.

### Approval of Financials

Charles Bourne presented the July and August 31, 2009 financials, the association is within budget for the above months. Motion was made by Charles Bourne to approve the minutes. Keith Norby seconded the motion and they were approved with no further discussion.

### Income and Expense Summary: 8 Months Ending August 31, 2009

	Month of			YTD 8 Months		
	August			Ending August 31, 2009		
	Actual	Budget	Var.	Actual	Budget	Var.
Income	148	10	138	55,590	51,982	3,608
Expenses	3,113	3,126	13	28,551	28,966	415
Net Inc.(Loss)	(2,965)	(3,116)	151	27,039	23,016	4,023

Current month expenses under Budget by \$13:

Admin \$(142); Util.\$72-Water \$59(Loc.3057 La Questa still much higher than other locations. Is there still a leak problem there?)

Prof. Fees \$120; Landscape Exp. \$(32); Common Area \$(35); All Other \$30

Accounting procedure change was recommended by Charles Bourne and Gaye Morgan said she would handle the change.

## **New Business**

The budget for 2010 was presented by Charles Bourne to the Board with very little discussion. There will be no increase of annual assessments for the year 2010. Motion was made by Larry Zimmerman to approve the budget. The motion was seconded by Keith Norby and approved unanimously.

## **Old Business**

Landscaper has been doing extra watering and fertilizing due to dryness in the common area. Discussion of the open space owned by Southview Trails (69.89 acres) was discussed, as well as the HOA's responsibility for maintenance and liability.

Report from Thompson on Reserve Study has not been received as yet.

Bid will be coming for a change to the lighting at the monument to a 12 volt system to conserve energy and reduce expenses in the long term.

Crack seal bids have been received for private drives. A motion to approve the work by Eyemark Paving was made by Larry Zimmerman at the cost of \$1993.63 as per bid. Motion was seconded by Keith Norby and approved unanimously.

Discussion of Board Members positions going vacant this coming year was addressed. There will be three positions open for the year 2010.

Keith Norby reported that there is no activity by the SACC committee.

## **Management Report**

HOAMCO manager Gaye Morgan presented the management report as provided in the Board Packet. Board was informed that Rules and Restrictions approved by the Board will be sent out in a November mailing.

It was suggested that we review the Southview Web Site periodically.

Ms. Morgan reminded the Board that insurance was due in February.

## **Open Forum**

A brief discussion of solar devices was mentioned. HOAMCO is giving a free seminar on the regulation of these devices.

There being no further business the board was adjourned.

Respectfully submitted,

Larry Zimmerman, Secretary