

Southview Trails Homeowners Association

Board of Directors Meeting January 12, 2010 – 9:00 a.m. Hoamco Offices

Attending: Linda Roegge, President Larry Zimmerman, Secretary
 Vern Organ, Vice President Keith Norby, Member-at-Large
 Ruta Norkus, HOAMCO

Absent: Charles Bourne, Treasurer

Guest: Richard Straub, Civiltec Engineering
 Al West, Landscape Chairman Ron Gould, Member

The meeting was called to order at 8:55am by Linda Roegge.

The floor was opened to Mr. Straub who discussed Risk Management with regards to HOA's. Mr. Straub discussed our liabilities regarding areas such as asphalt, ice, stop and yield signage, drainage and sight distance, as well as the Federal Codes for the above.

The order of the agenda was changed due to time constraints for participants.

OLD BUSINESS

Linda Roegge discussed partnering with the National Firewise Communities program to allow participation in acquiring grants for fuel mitigation for the dedicated open space owned by the Southview HOA.

Also discussed was a wood cutter being allowed on the HOA's dedicated open space property to remove dead and down trees. A motion was made and approved unanimously. Mr. Ron Gould was asked and accepted the Chairmanship of the 'FIREWISE COMMITTEE'.

MINUTES

Motion was made to approve the minutes of the November 10, 2009 meeting. The motion was approved unanimously.

FINANCIALS

Income & Expense Summary: 10 Months Ending October 30, 2009

	Month of October			YTD 10 Months		
	Actual	Budget	Var.	Actual	Budget	Var.
Income	114	10	104	55,825	52,002	3,823
Expenses	4,066	5,227	(1,211)	35,887	37,369	(1,482)
Net Inc/Loss	(3,952)	(5,267)	1,315	19,938	14,633	5,305

Income & Expense Summary: 11 Months Ending November 30, 2009

	Month of November			YTD 11 Months		
	Actual	Budget	Var.	Actual	Budget	Var.
Income	114	10	104	55,939	52,002	3,927
Expenses	2,526	2,676	150	38,413	40,045	1,632
Net Inc/Loss	(2,412)	(2,666)	254	17,526	11,967	5,559

Linda Roegge made a motion to approve the October financials, seconded by Keith Norby and approved unanimously.

Linda Roegge made a motion to approve the November financials, seconded by Larry Zimmerman and approved unanimously.

Old Business

Monument repair and painting will be postponed until the amount of damage from the Williamson Valley road construction can be assessed.

Landscape Committee

Plants which obstruct the view for drivers at the corner of Southview & Southpark will be removed, as well as plants at the corner of Creek View & LaQuesta.

Legal bills for services will be forwards to Debra Pearson per her verbal agreement made during her request to access her property through a Southview Open Space at Ca-Tim road.

New Business

The flag pole was damaged in the December 8, 2009 storm. Linda Roegge made a motion to approve the repair bid from Flags Galore to straighten the pole and upgrade the lighting, seconded by Larry Zimmerman, approved unanimously. The bill will be submitted to the insurance company after the \$500 deductible is met.

A number of bids were reviewed for snow removal on the 5 flag driveways. The contract was awarded to R.D.P. Tractor Service by the Board on a unanimous vote.

The Letter of Intent for candidates for the board were briefly discussed with only one application received.

A brief discussion was held regarding the new location for the annual meeting and preparations for it.

Management Report

Property Manager Ruta Norkus stated that there have been no significant changes in her report and that the Board covered everything.

Adjournment – The meeting was adjourned at 11:55am.

Respectfully submitted,
Larry Zimmerman, Secretary