

Southview Trails Community Association
Minutes of the Board of Directors Meeting
July 13, 2004

Call to order:

The meeting was called to order by Dennis Knowlton at 1:50 PM. All Board members were present.

Also present: Judy Kantautas from HOAMCO and Jim Murphey.

The minutes of the Board of Directors Meeting on June 8, 2004 were approved.

Treasurer's Report:

Dale reported a positive variance of \$446.74 for the first six months of the year. Judy will check on the printing costs as they are consistently over budget. The cost to repair the flagpole lighting and purchase of two new flags was \$825.00. The operating balance as of July 1, 2004 is \$22,196.74.

New Business:

Request for reimbursement: Jim Murphey, Chairman of the Common Area Committee, presented a bill for \$67.87 from a property owner for replacement trees they purchased and planted in the right of way. Dennis moved that they be reimbursed and that Jim include a letter explaining the proper procedure for replacement planting in the right of way. It was seconded and passed.

Web site: The June newsletter and the schedule of events will be added to the Web site.

Private Drives: Jerry moved that the Board authorize Ron to contact ISS to get on the schedule for chip sealing the five private drives pending receipt of the settlement check from Chamberlain. Seconded and passed.

Reserve Study: Judy will acknowledge the letter from Association Reserves concerning an update of the Reserve Study.

Architectural Control Committee: Dennis moved that the Board accept the revised Architectural Standard and Procedures subject to changes made today. Seconded and passed.

Old Business:

Transition Committee: Dale moved that the Board approve the recommendation of the Transition Committee to accept the \$30,000 offered by the developer as the final settlement. Seconded and passed. Dennis will write a letter of acceptance to Chamberlain.

CC&R's Revisions: The Board reviewed a draft of the revised CC&R's.

Inspection-Communication Log: Letters have been sent to several property owners whose lots were in need of landscape maintenance. A member of the Board will accompany the HOAMCO representative on the next inspection tour.

Diana Ramos will be assisting Judy with Southview Association activities such as phone calls, correspondence and meetings.

Judy will work with Dale to set up a chart of accounts to aid in the budgeting process.

Adjournment:

The meeting was adjourned at 4:50 PM. The next Board Meeting will be held on August 10, 2004 at HOAMCO.

Respectively submitted,

Pat Gebhardt
Secretary