

Southview Trails Community Association  
Minutes of the Board of Directors Meeting  
May 10, 2005

**Call to Order:**

The meeting was called to order by Ron Gould at 2:00 PM. All Board members were present. Also present: Diana Ramos from HOAMCO.

The minutes of the Board of Directors meeting on April 12, 2005 were approved.

**Treasurer's Report:**

For the period ending April 30, 2005, total assets were \$112,069.32 which was composed of \$69,847.11 in Operating Accounts and \$42,222.21 in Reserve Accounts. Liabilities for the same period were \$31,262.47. Membership Equity was \$80,806.85.

Total income for the month of April was \$42.94 and total expenses were \$2,080.38. The current net loss of \$2,037.44 compared to the current period budget net loss of \$2,939.00, resulted in a \$901.56 positive variance.

Year to date financial results compared to budget are all positive.

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Total Income	\$47,546.93	\$46,760.00	\$ 786.93
Total Expense	<u>\$13,730.32</u>	<u>\$16,296.00</u>	<u>\$2,565.68</u>
Net Income	\$ 33,816.61	\$30,464.00	\$3,352.61

As of April 30, 2005, four Association members were delinquent in payment of their assessments and nine Association members owed late fees. At Billy's request, Michelle Harbison, CFO of HOAMCO, provided the Board with detailed information concerning the unpaid assessments and fees. Property owners with unpaid assessments of over 90 days will receive an "intent to lien" notice within the next three weeks. The Board will discuss further action on this issue at a future meeting.

Billy Bond moved that the annual invoice in the amount of \$149.50 from Hypersurf for the web site be paid. Seconded and passed.

Billy Bond moved that the umbrella policy with Auto Owners Insurance in the amount of one million dollars be terminated and replaced with a five million dollar policy with Zurich Insurance, at a cost not to exceed \$600. Seconded and passed.

Billy Bond suggested that the value of the common areas be included in the financials. He will obtain the legal description of this property and an appraised value.

**President's Report:**

Ron Gould reported that there are no known documents permitting asphalt driveways for lots 143 and 144.

### **Vice President's Report:**

John Cuccinello moved that the Board adopt the revised Rules and Regulations, to be effective on June 1, 2005, and enforced after July 1, 2005. Seconded and passed. John will write an article for the May newsletter advising property owners that the Rules and Regulations are available on the web site or from HOAMCO.

John Cuccinello and Pat Gebhardt will meet to discuss a proxy/ballot and procedures for next year's election.

The updated Bylaws and Articles of Incorporation will be discussed at the June meeting.

### **Committee Reports:**

*Architectural Control Committee:* Dale Funk, Board representative to the Architectural Control Committee, moved that the following item be added to the Construction Violation Notice and Fine Structure:

Failure to complete all construction within a one (1) year time frame.  
(Reference CC&R's 3.20 "Timeliness of Construction"),

- a. Step I is applicable for this violation
- b. If all construction is not completed by the end of the 13<sup>th</sup> month a fine of \$500 is assessed.
- c. For each additional month of delay an additional fine of \$500 will be assessed.

Seconded and passed. This addition will become item number 12 on the List of Violations and the current item number 12 will become number 13.

Chuck Chinburg, HOAMCO inspector, will be asked to emphasize the construction time line with contractors during the Pre-Construction Meetings.

*Common Area Committee:* The committee is monitoring the irrigation system. Anyone noticing a malfunction is asked to notify either Dale Stevenson or George Powers.

Dale Funk and Bob Balzano did the property inspection. Overall the property looks good but weeds need attention in some areas. Ron Gould will call the owners of lot 124 about the thistles.

### **New Business:**

*Ballot/Proxy:* Bob Balzano of HOAMCO explained a ballot/proxy which could be used at future elections. He will e-mail a copy of a sample cover letter, which could accompany the ballot/proxy, to the Board. Bob offered to meet with the Board again in November to discuss the details.

*Management Fee:* Bob Balzano and Justin Scott discussed the increased costs associated with the management of Homeowner Associations and modified levels of service that could keep costs down. Bob will e-mail a breakdown of HOAMCO's management services, and the cost associated with each, to the Board.

**HOAMCO Report:**

Diana Ramos gave her report for the month of April. Twenty five phone calls and 45 e-mails relating to Southview were handled.

**Adjournment:**

The meeting was adjourned at 4:45 PM. The next Board Meeting will be held on June 14, 2005 at HOAMCO.

Respectfully submitted,

Pat Gebhardt  
Secretary