

Southview Trails Community Association
Minutes of the Board of Directors Meeting
June 14, 2005

Call to Order:

The meeting was called to order by Ron Gould at 1:55 PM. Board members present: John Cuccinello, Dale Funk, Pat Gebhardt and Ron Gould. Absent: Billy Bond.

Also present: Deborah Balzano, interim manager from HOAMCO.

The minutes of the Board of Directors meeting on May 10, 2005 were approved.

Treasurer's Report:

For the period ending May 31, 2005, total assets were \$109,721.10 which was composed of \$69,675.66 in Operating Accounts and \$40,045.44 in Reserve Accounts. Liabilities for the same period were \$32,075.00. Membership Equity was \$77,646.10.

Total income for the month of May was \$498.45 and total expenses were \$3,694.90. The current net loss of \$3,196.45 compared to the current period budget amount of \$2,689.00 resulted in a \$507.45 negative variance. The negative variance was due in part to a Board approved increase in liability insurance limits. Cancellation of the previous policy will result in a credit of approximately \$400.

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

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Total Income	\$48,045.38	\$46,760.00	\$1,285.38
Total Expense	\$17,425.22	\$18,985.00	\$1,559.78
Net Income	\$30,620.16	\$27,775.00	\$2,845.16

As of May 31, 2005, three Association members were delinquent in payment of their assessments and six members owed either late fees or fees related to the collection of past due assessments.

President's Report:

CC&Rs: The revised CC&Rs have been recorded with Yavapai County. HOAMCO will mail a copy on a disk to each property owner. The mailing will include a postcard which an owner can return to HOAMCO to request a printed copy. The CC&Rs will also be available on the web site.

Private Drives: The approximate time for chip sealing the private drives will be July/August.

Web site: The Board discussed the problem of documents not being posted on the web site in a timely manner. John Hoy, Southview's liaison for the web site, has suggested a change which should eliminate the problem.

Vice President's Report:

Election Procedures: John Cuccinello discussed the new State of Arizona law which prohibits the use of proxies, and the impact the new law will have on Southview's Annual Meeting and election. John, Pat and Jerry Gaughran will meet in July to discuss our options.

Committee Reports:

Architectural Control Committee: Dale Funk, Board representative to the Architectural Control Committee, reported that the ACC requests a change in the wording of Item 12 on the Construction Violation Notice and Fine Structure which was approved by the Board at the May Board meeting. Dale moved that the following revised language be approved:

Failure to complete construction within the required twelve month period.

- a. Step 4 is applicable for this violation.
- b. Fine for this violation shall be \$500 per month for each and every month construction exceeds twelve months.

Seconded and passed.

A copy of the revised document along with a cover letter explaining the change will be given to all current and future contractors and home builders by the ACC. They will also place an article in the August newsletter.

Common Area: Dale Funk will ask the Common Area Committee members for their thoughts concerning the formation of a policy for the removal of dead trees and weeds from lots. Dale will also ask Common Ground for a price for cleaning up the small open area near the entrance.

New Business:

Bylaws and Articles of Incorporation: Jim Atkinson, Southview's attorney, will be asked to review the updated Bylaws and Articles of Incorporation.

Newsletter Policy: The newsletter editor will be asked to give a copy of any article, submitted by someone other than a committee chairperson or Board member, to Dale Funk for review before putting it in the newsletter.

Flag Repair: Dale moved that the Board approve the repair of the flag that was just taken down at a cost not to exceed \$75.00. Seconded and passed.

HOAMCO Report:

Property Inspection: A property inspection was conducted by Dale Funk and Deborah Balzano, and violation notices have been mailed to owners where necessary.

Right of Way Acquisition: A Temporary Right of Entry request has been received from Yavapai County to allow the County to survey Southview property in conjunction with the planned widening of Williamson Valley Road. A letter expressing our concerns related to the subject proposal will be submitted along with our written permission for Temporary Right of Entry for survey purposes. The Board will request advice and counsel from our attorney regarding this issue.

Adjournment:

The meeting was adjourned at 4:45 PM. The next Board Meeting will be held on July 12, 2005 at HOAMCO.

Respectfully submitted,

Pat Gebhardt
Secretary