

Southview Trails Community Association
Minutes of the Board of Directors Meeting
August 9, 2005

Call to Order:

The meeting was called to order by Ron Gould at 2:00 PM. All Board members were present except Billy Bond. Also present: Deborah Balzano from HOAMCO.

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

Treasurer's Report:

No report

President's Report:

Homeowners' Meeting: The Fall Homeowners' Meeting will be held at 10:00 AM on September 24, at the Adult Center of Prescott. The status of the Williamson Valley Road widening project, the revised Bylaws and Articles of Incorporation and the new legislation which affects the election process for homeowner associations are among the items to be discussed.

Web site: Several changes need to be made on the Web site. The Proposed Bylaws and Articles of Incorporation need to be added, the calendar needs to be updated and both the Standards and Procedures document and the Standards and Procedures Checklist need to be keyed to the correct Web site menu icons. All items to be put on the Web site will go through Ron.

Vice President's Report:

Nominating Committee: John Cuccinello volunteered to chair this year's Nominating Committee.

Nomination and Election Procedures: The Election Sub-committee provided the Board members with a timeline covering the nomination and election procedures for the March Board election.

Committee Reports:

Architectural Control Committee: Dale Funk provided a copy of the revised wording of Section III, Item A of the ACC Standards and Procedures. The Committee requested Board approval of the change in the wording. John Cuccinello moved that the Board accept the new language and approve the change. Seconded and passed.

Under Section I, Item D the ACC would like to add scale requirements to items 1 through 7. John moved that the Board approve the addition of scale requirements as an adjunct to the check list. Seconded and passed.

A discussion was held concerning drainage, possible erosion and other site problems on lot 50. Dale will ask for a review of all correspondence between the lot owner and the Architectural Review Committee.

The committee requested that the Board clarify the timing and procedure to follow when contacting the Board concerning a construction site that exceeds the time limit outlined in the Construction Violation Notice. Dale will advise the Committee to bring the matter to the Board when the situation has reached the point of requiring a letter of intent to levy a fine. The Board will require documentation of all correspondence between the ARC and the contractor/owner before taking action.

Common Area Committee: The committee is waiting for a response from Common Grounds Landscaping concerning repair of the undercutting that has occurred along the sidewalks on Southview and LaQuesta.

George Powers and Dale Stevenson are working with the Prescott Fire Department to create a vegetation management plan for Southview. This plan would be used as criteria for contacting owners about the condition of their property. The report will be presented to the homeowners at the September meeting.

New Business:

Architectural Review Committee: Don Myers will be asked to review and comment on the proposed increase in fees from HOAMCO's ARC Department.

HOAMCO Report:

A letter was received from Beth Federico, Right of Way Specialist for Yavapai County, stating that the survey to widen Williamson Valley Road has been completed. Further information concerning the acquisition of Southview property will be available as the design plan progresses.

Deborah has contacted Chamberlain Development and the State Insurance Fund to request insurance certificates.

The recent storms have caused homeowners to contact HOAMCO concerning erosion damage or run off from neighboring properties and other storm related issues. Homeowners will be advised that this is a neighbor to neighbor problem and they should speak to the property owner involved.

Adjournment:

The meeting was adjourned at 4:45 PM. The next Board of Directors meeting will be held on September 24, following the Homeowners' Meeting at the Adult Center.

Respectfully submitted,

Pat Gebhardt
Secretary