

Southview Trails Community Association  
Minutes of the Board of Directors Meeting  
October 11, 2005

**Call to Order:**

The meeting was called to order by John Cuccinello at 2:00 PM. All board members were present, except Ron Gould. Also present: Deborah Balzano of HOAMCO.

The minutes of the Board of Directors' Meeting on September 24, the Homeowners' Meeting on September 24, and the Special Meeting on September 27 were approved.

**Treasurer's Report:**

For the period ending September 30, 2005, total assets were \$96,568.91 which included \$56,194.79 in Operating Accounts and \$40,374.12 in Reserve Accounts. Liabilities for the same period were \$28,000. Membership Equity was \$68,568.91.

Total income for the month of September was \$75.67 and total expenses were \$2,426.19. The current net loss of \$2,350.52 compared to the current period budget amount of \$2,789.00 resulted in a \$438.48 positive variance.

The year to date financial results compared to budget are all positive.

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Total Income	\$48,345.00	\$46,760.00	\$1,585.00
Total Expense	\$27,130.71	\$31,091.00	\$3,960.29
Net Income	\$21,214.29	\$15,669.00	\$5,545.29

Billy Bond presented the proposed budget for 2006. Dale Funk moved that the budget be accepted as presented. Seconded and passed.

**Committee Reports:**

*Common Area Committee:* Dale Funk moved that the Board approve an expenditure, not to exceed \$500 to replace trees and plants this year. Seconded and passed.

*Erosion Damage Repair:* Common Ground Landscape Service will complete the repair of the undercutting that has occurred along the sidewalks on Southview and LaQuesta by the end of October.

### **HOAMCO:**

*Graffiti:* Deborah Balzano reported that Southview is on Graffiti Busters' list for the removal of the red paint on the rock on Pinon Shadow Drive, but it may take two or three weeks depending on their work load.

*Dead Tree Removal:* Deborah asked about the procedure for the removal of dead trees from vacant lots. Dale Funk responded that the Common Area Committee is preparing a list of recommendations based on the fire department's vegetation management plan. A first draft may be ready by the November 8 Board Meeting.

*Runoff on Creek Trail:* Dale Funk will investigate a problem area on Creek Trail where runoff from the property spills onto the sidewalk and street. Deborah will contact the lot owner about the problem, if necessary.

### **Old Business:**

*ARC fees:* Stacy Maule, Architectural Administrator for HOAMCO's Architectural Review Committee, provided the Board with a list of services provided by the ARC department. John Cuccinello will review the list with the Architectural Control Committee before the fee increase is approved.

*Chip Sealing of Private Drives:* Dale Funk will solicit bids this fall for chip sealing the private drives. Ideally, the work can be done in the spring.

*Erosion Damage:* Don Myers, ACC Chairman, responded to an erosion damage report from a homeowner on LaQuesta.

### **New Business:**

*Right of Way plantings:* Dale Funk will alert the Common Area Committee that a phone call to the homeowner is necessary before removing plants from the right of way. Plants that were removed from the right of way on LaQuesta will be replaced.

*HOAMCO Contract:* John Cuccinello asked Deborah Balzano to provide the Board with a copy of Southview's revised contract.

*Plan Submittal:* John Cuccinello will respond to a letter from a lot owner regarding submittal and approval of plans.

**Adjournment:**

The meeting was adjourned at 3:30 PM. The next Board of Directors meeting will be held on November 8, at 2:00 at HOAMCO.

Respectfully submitted,

Pat Gebhardt  
Secretary