

Southview Trails Community Association Minutes of the Board of Directors Meeting November 8, 2005

Call to Order:

The meeting was called to order by Ron Gould at 2:10 PM. All Board members were present, except Billy Bond. Also present: Deborah Balzano of HOAMCO.

John Cuccinello moved that the minutes of the Board of Directors' Meeting on October 11, be approved. Seconded and passed.

Treasurer's Report:

For the period ending October 31, 2005, total assets were \$97,506.64 which included \$57,051.51 in Operating Accounts and \$40,455.13 in Reserve Accounts. Liabilities for the same period were \$31,000. Membership Equity was \$66,506.44.

Total income for the month of October was \$86.54 and total expenses were \$2,229.82. The current net loss of \$2,143.28 compared to the current period budget amount of \$2,694.00 resulted in a \$550.72 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	\$48,431.54	\$46,760.00	\$1,671.54
Total Expense	\$29,360.53	\$33,785.00	\$4,424.47
Net Income	\$19,071.01	\$12,975.00	\$6,096.01

In Billy Bond's absence, Dale Funk presented the October Treasurer's report and moved that it be approved. Seconded and passed. Dale also reviewed an amended Treasurer's report for September and moved that it be approved. Seconded and passed.

Committee Reports:

Architectural Control Committee: A contractor was notified concerning a damaged irrigation line and trash on the construction site. Stacy Maule will follow up. The Architectural Control Committee will discuss the handling these types of issues.

Common Area Committee: Dale Funk will respond to a property owner's request for information concerning damage to the sidewalk near a construction site. The contractor has been advised of his responsibility to make repairs.

Erosion Damage Repair: Common Ground Landscape Service was unable to complete the repair of the undercutting that has occurred along the sidewalks on Southview and LaQuesta by the end of October. The revised completion date is late November.

Dale presented a draft of the Southview Vegetation Management Plan and asked that either he or George Powers be contacted with any comments or suggestions.

HOAMCO:

Graffiti: Deborah Balzano contacted the police department again concerning the graffiti on the rock on Pinon Shadow Drive. Graffiti Busters, a volunteer organization, will remove the red paint. She also contacted the city of Prescott concerning a tree that needs trimming on Creek Trail.

Deborah reported that a copy of the Southview budget for 2006 will be included with the annual dues assessments, which will be mailed in December.

A contractor was notified concerning two "For Sale" signs which are in violation of the sign ordinance. A property owner will be asked to remove an illegal sign from his lot.

Old Business:

Association Management Agreement: Ron moved that the revised Association Management Agreement be approved. Seconded and passed.

ARC Fee Schedule: The proposed fee increase of \$400, from \$600 to \$1000, by HOAMCO's Architectural Review Committee was reduced to a proposed increase of \$100 after a review of needed services by Don Myers; Chairman, and members of the Southview Architectural Control Committee, Board members John Cuccinello and Dale Funk and Stacy Maule of HOAMCO.

Under the revised proposal the fee for new home plan submittals will be \$700. The proposed design review fee for any remodel or addition requiring a building permit is \$350.

Dale moved that the Board approve the new fee schedule, effective January 1, 2006, and that the Southview Architectural Control Committee's Standards and Procedures be modified to reflect the changes. Seconded and passed. Stacy Maule, Architectural Administrator for the Architectural Review Committee will prepare a contract.

New Business:

Notice of Election: John Cuccinello, chairman of the Nominating Committee, reported that a Notice of Election, which includes a form for nominations for the Board of Directors, will be included in the November newsletter.

Sunday Construction Work: Problems with construction work being done on Sundays should be reported to Don Myers, chairman of the Architectural Control Committee.

Adjournment:

The meeting was adjourned at 3:40 PM. The next Board of Directors meeting will be held on December 13, at 2:00 at HOAMCO.

Respectfully submitted,

Pat Gebhardt
Secretary