

Southview Trails Community Association Minutes of the Board of Directors Meeting December 13, 2005

Call to Order:

The meeting was called to order by Ron Gould at 2:00 PM. Board members present: Dale Funk, Ron Gould and Pat Gebhardt. Absent: Billy Bond and John Cuccinello.

Also present: Deborah Balzano of HOAMCO.

The minutes of the Board of Directors meeting on November 8, 2005 were approved.

Treasurer's Report:

For the period ending November 30, 2005, total assets were \$97,521.21 which included \$56,982.38 in Operating Accounts and \$40,538.83 in Reserve Accounts. Liabilities for the same period were \$33,280.00. Membership Equity was \$64,241.21.

Total income for the month of November was \$83.30 and total expenses were \$2,432.43. The current net loss of \$2,249.13 compared to the current period budget amount of \$2,679.00 resulted in a \$329.87 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	\$48,514.84	\$46,760.00	\$1,754.84
Total Expense	\$31,792.96	\$36,464.00	\$4,671.04
Net Income	\$16,721.88	\$10,296.00	\$6,425.88

Per Billy's request, Ron moved that the Board approve securing workers comp coverage, effective January 1, 2006 at a cost of approximately \$500.00. Seconded and passed.

Committee Reports:

Architectural Control: The Committee's Checklist and Standards and Procedures documents have been revised to reflect the changes in the fees for new home plan submittals and remodel or addition plan submittals. The new fees will be effective January 1, 2006.

Common Area Committee: The irrigation system has been turned off for the Winter, and watering will be done manually. Replanting, which was scheduled for late 2005 will be delayed until Spring when the water is turned on.

Repairs to the right of way on Southview and LaQuesta have been completed.

Dale Funk will check with George Powers to be sure that the damaged irrigation line on north LaQuesta has been restored.

HOAMCO:

Deborah Balzano reported that several "For Sale" signs which were in violation of the sign ordinance have been removed.

The owner of lot 99 will be asked to remove either the For Sale sign or the contractor sign from the property to comply with the one sign per lot regulation.

Deborah reported that the arrow signs on lot 115, which are directional signs for the home that is for sale on lot 114, are there with the permission of the owner, and are in compliance with the sign regulations which govern size and color. Ron moved that the Board grant a variance and allow the arrow signs to remain. Seconded and passed.

Deborah contacted Graffiti Busters again concerning the red paint on the rocks on Pinon Shadow. Ron asked Deborah to find out what they would use to remove the graffiti and volunteered to do the clean up.

New Business:

Ron Gould reported that two residents have volunteered to be candidates for the Board of Directors election on March 11, 2006.

The Board discussed Solar Energy installations. Ron Gould and Deborah Balzano will research what laws and regulations govern these installations.

Adjournment:

The meeting was adjourned at 2:55 PM. The next Board of Directors meeting will be held on January 10, 2006, at 2:00 at HOAMCO.

Respectfully submitted,

Pat Gebhardt
Secretary