

Southview Trails Community Association Minutes of the Board of Directors Meeting February 7, 2006

Call to Order:

The meeting was called to order by Ron Gould at 2:00 PM at Deborah Balzano's. All Board members were present. Also present: Deborah Balzano of HOAMCO.

The minutes of the Board of Directors' Meeting on January 10, were approved.

Treasurer's Report:

For the period ending January 31, 2006, total assets were \$131,952.35 which included \$91,304.54 in Operating Accounts and \$40,647.81 in Reserve Accounts. Liabilities for the same period were \$31,000.00. Membership Equity was \$100,952.35.

Total income for the month of January was \$47,087.98 compared to the 2006 Year-To-Date Budget amount of \$47,105.00. This resulted in a \$17.02 negative variance. Year-To-Date total expenses were \$5,683.55 compared to the Year-To-Date Budget amount of \$3,083.33. This resulted in a \$2,600.55 negative variance. Year-To-Date Net Income was \$41,404.43 compared to the Year-To-Date Budget amount of \$44,022.00. This resulted in a negative variance of \$2,617.57.

The year to date financial results compared to budget are negative.

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Total Income	\$47,087.98	\$47,105.00	(\$17.02)
Total Expense	\$ 5,683.55	\$ 3,083.33	(\$2,600.55)
Net Income	\$41,404.43	\$44,022.00	(\$2,617.57)

The transfers authorized in the Treasurer's Report of January 10, 2006, which directed the HOAMCO representative to transfer excess cash balances and accumulated interest amounts into higher yielding accounts were not processed. Billy Bond will contact Deborah Balzano, the HOAMCO representative to determine why the transactions were not completed and when execution of the directive can be expected.

Committee Reports:

Architectural Control Committee: Dale Funk reported that the contract between Southview and HOAMCO's Architectural Review Committee has been completed. Ron will sign the contract later today.

In a letter to the Architectural Control Committee dated January 18, 2006, the owners of lot 166 requested permission to erect a wall on the north side of their property. The Committee asked the Board to approve the variance. Dale Funk moved that the Board grant the variance allowing the owners to erect a wall not to exceed four feet in height. Seconded and passed.

Common Area Committee: George Powers, Common Area Co-Chairman, will obtain a proposal from Common Ground Services for extending the rock along the edge of Southview to go around the corner for some distance along the west side of La Questa. The proposal will also include rock along the west side of La Questa above Evening Shade.

A committee has been formed to review the drainage issues in Southview and identify the six most in need of repair. Members of the committee are Dale Funk, Ron Gould, John Cuccinello and Larry Good.

Dale reported that all but one of the back flow valves have been repaired. The job will be finished when needed parts are available.

Dale provided copies of the Southview Vegetation Management Plan and asked Board members to contact him by the end of the week with any changes or suggestions. The plan will be included in the February newsletter.

Old Business:

Chip sealing of private Drives: Dale Funk will contact contractors in March to set a date for chip sealing the private drives.

By-laws and Articles of Incorporation: John Cuccinello moved that the amended and re-stated By-laws be approved. Seconded and passed.

John Cuccinello moved that the amended and re-stated Articles of Incorporation be approved. Seconded and passed.

Graffiti: Ron Gould and Dale Funk will continue their efforts to remove the red paint from the rocks on Pinon Shadow.

Dogs: The Board has received complaints from property owners concerning dogs running loose and owners not cleaning up after their dogs. Ron will write an article for the newsletter reminding dog owners of their responsibilities.

New Business:

Late Fees: Ron Gould moved that late fees be waived for a property owner because of special circumstances. Seconded and passed.

Board Accomplishments: At Dale Funk's suggestion, the Board will provide a "list of accomplishments" as a handout at the Annual Meeting.

Ron will prepare a revised agenda for the Annual Meeting on March 11, 2006.

Adjournment:

The meeting was adjourned at 4:00 PM. The next Board of Directors meeting will be held on March 11, following the Annual Meeting at the Adult Center.

Respectfully submitted,

Pat Gebhardt
Secretary