

Southview Trails Community Association  
Board of Directors Meeting

April 13, 2006

Attending:     John Cuccinello, President     John LaMarr, Member-at-Large  
                  Dale Funk, Vice President        Shirley Pichoff, Secretary  
                  Billy Bond, Treasurer                Deborah Balzano, HOAMCO

The meeting was called to order at 2:00 pm. A motion was made by Dale Funk to accept the minutes of March 11, 2006; seconded by John LaMarr and passed unanimously.

**Treasurer's Report:** Billy Bond reported that to date the budget is on schedule.

	March 2006	YTD-2006	YTD-Budgeted
Income	\$ 252.64	\$ 47,601.15	\$ 47,235.00
Expenses	(3,009.79)	(11,995.21)	(12,290.00)
Current Year Net Income/(Loss)	\$ (2,757.15)	\$ 35,605.94	\$ 34,945.00

Billy reported that we have had an ongoing issue in obtaining current copies of the vendor and contractor workers compensation and general liability insurance certificates from HOAMCO. Without these certificates, we are facing an additional premium if audited by SCF. At this point Billy has resolved that if we are audited by SCF and an additional premium imposed for not having a copy of the certificate(s) available, he will forward the bill to HOAMCO to be paid; Deborah Balzano indicated she understood. Deborah did ask that she be advised when someone is hired so she can obtain the appropriate paperwork before work begins.

**Member Reports:** Dale Funk reported that the Architectural Control Committee (ACC) has tried to contact homeowners of Lot #121 on three occasions regarding landscape/erosion control. John Cuccinello recommended that another letter be sent to the homeowners (certified, return receipt) prior to issuing a violation and fine.

John Cuccinello had received a request from a homeowner to post two realtor signs (versus just the one presently on the property). After discussion, the Board agreed that we need to comply with the existing policy regarding signs and turned down this request.

**Vice President's Report:** Dale Funk presented two proposals for the chip seal of five private drives. **A motion was made by Billy Bond to accept the (low) proposal from Grady's Quality excavating, Inc., Option 1, in the amount of \$15,300.69 for chip seal of five paved private drives; seconded by John Cuccinello and passed unanimously.**

Dale Funk reported that the Special Erosion Control Committee recommended some minor modifications be made to the proposal obtained from Common Grounds by the

Landscape/Common Areas Committee (George Powers). This work is to prevent further erosion and undercutting damage to the sidewalks in areas A, B, and C. The property owners above Area B need to complete stabilization of the slope areas on their property before Southview does the work on this area. The ACC has already made contact with the homeowners on this matter. **A motion was made by Billy Bond to notify Common Ground to proceed with their proposal dated February 20, 2006 for erosion control in Areas A and C, not to exceed \$2,846.54; seconded by Shirley Pichoff. Motion was approved 4:1 (John LaMarr).** A new proposal will be requested for Area B after Lot 18 owners have completed their stabilization work.

**A motion was made by Dale Funk to authorize Deborah Balzano to order two flags (8’x12’, monsoon quality), amount not to exceed \$400; seconded by John LaMarr and passed unanimously.**

**HOAMCO Report:** Deborah Balzano reported that as of March 31, 2006, one Association member is delinquent in payment of Dues Assessments and recommended a lien be placed. John Cuccinello recommended that the member be contacted once more; if no response by the May 9 meeting, then action will be taken.

Deborah said there is an illegal ‘For Sale’ sign posted; she has contacted the homeowner on several occasions, but it has not been removed. John Cuccinello instructed Deborah to write a letter to the homeowner instructing them to remove the sign immediately.

Deborah has contacted the City of Prescott to have the streets swept; they are currently backlogged with requests, but should be able to have this done in about three weeks (1<sup>st</sup> week of May).

**President’s Report:** John Cuccinello distributed several informational reports to the Board members; reviewed meeting, e-mail, and confidentiality guidelines; and appointed Board liaisons for each committee, as follows:

- Architectural Control Committee (ACC) ..... John LaMarr
- Landscaping/Common Grounds Committee ..... John LaMarr
- Newsletter ..... Shirley Pichoff
- Presidents Circle ..... John Cuccinello
- Special Projects (Chip Seal and Erosion Control) ..... Dale Funk

**Old Business:** John LaMarr asked about removal of graffiti on either Lot #53 or Lot #54. John Cuccinello said removal was actually the responsibility of the property owner, and requested the property owner be contacted by letter.

At 4:25 PM a motion was made by Dale Funk to adjourn the meeting; seconded by Billy Bond and passed unanimously. The next regularly scheduled meeting of the Southview Trails Board of Directors will be held on May 9, 2006, 2:00 PM, at the HOAMCO offices.

Shirley Pichoff