

Southview Trails Community Association
Board of Directors Meeting

June 13, 2006

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

The meeting was called to order at 2:00 pm. **A motion was made by Dale Funk to accept the minutes of April 13, 2006; seconded by John LaMarr and passed unanimously.** (Note for record: The May 9, 2006 meeting was cancelled.)

Treasurer's Report: Billy Bond reported that Deb Cummins was able to get the reserve fund corrections completed. There are no outstanding account receivables. Weber's Insurance Service issued a corrected policy to include requested changes; increase in cost is \$233.00. The following is the financial activity for the last two months:

	April	May 2006	YTD-2006	YTD-Budgeted
Income	\$ 396.32	\$ 116.17	\$ 48,113.64	\$ 47,365.00
Expenses	(2,301.01)	(2,097.24)	(16,393.46)	(17,804.00)
Current year Net Income/(Loss)	\$ (1,904.69)	\$ (1,981.07)	\$ 31,720.18	\$ 29,561.00

Deb Cummins was advised of the difficulties we have had in obtaining current copies of the vendor and contractor workers compensation and general liability insurance certificates from HOAMCO, as discussed and noted in the April 13, 2006 minutes.

John Cuccinello questioned an expense of \$700 in ARC Fees; thinks it was posted to incorrect fund. Deb will investigate and report back to the Board (corrections will be made as needed).

Member Reports: John LaMarr reported again on the paint graffiti on Lot 54. The Board requested that a letter be sent to the homeowner requesting removal of the graffiti.

Vice President's Report: Dale Funk reported on the progress of erosion control along right-of-ways. Parts A and C are now complete. He has requested an additional quote on clearing two culverts (on either side of Lot 20). The quote will be added to Part B of the Erosion Control costs (currently at \$2,400).

Dale reported on the progress of chip sealing private drives. This project is in progress with an estimated completion date of June 15. Dale notified the Board via e-mail on May 11, 2006 that upon further inspection of the work to be done, a new issue was noted that there was a low spot

at the bottom of a drive that collects water after rain/snow. This creates a weak spot in the paving that could fail at some point in the near future; a repair at that time would require breaking the seal that will be created by the current chip sealing process. **The Board approved, via e-mail, an additional expense in the amount of \$800 for repair of the low spot noted at the bottom of the drive of 1515 Southview Drive.**

President's Report: Revisions to the Bylaws and Articles of Incorporation have been reviewed with and by our attorney. These documents are ready to be mailed to the homeowners for review and a vote for approval of the documents will be held at the September 23, 2006 meeting. Dale Funk will coordinate with HOAMCO the printing and mailing of the information to the homeowners. Changes to these documents reflect the removal of Chamberlain (the original developer) and making them both Southview documents, in addition to placing a liability clause into the Articles. **A motion was made by Billy Bond, seconded by John LaMarr, to approve sending the Bylaws and Articles of Incorporation for the Southview Community Association, Inc. to all members so changes to the documents can be voted upon at the September 23, 2006 homeowners meeting; this motion was passed unanimously.**

Old Business: The issue of signs (realtor, contractor, etc) was again discussed. This was reviewed with the attorney, who upheld the Board's previous stance that one 'For Sale' sign per property, with the exception that if the house is under construction the contractor sign can be posted along with a 'For Sale' sign. (No banners, no fliers, no suppliers, etc.)

To date the Board has received only a few comments regarding the proposed Vegetation Management Plan distributed in the February 2006 newsletter. The proposal distributed to the homeowners for review is a scaled down version of the Prescott Fire Department's Ordinance and the purpose of the plan is to protect our community from the spread of wildfire. This will be discussed at the September 23 homeowners meeting to determine whether to incorporate it in the Southview Rules & Regulations, and determine if changes or modifications need to be made to the document.

At 4:47 pm a motion was made by John Cuccinello to adjourn the meeting; seconded by John LaMarr and passed unanimously. The next regularly scheduled meeting of the Southview Trails Board of Directors will be held on July 11, 2006, 2:00 pm, at the HOAMCO offices.

Shirley Pichoff