

Southview Trails Community Association
Board of Directors Meeting

October 10, 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. **Dale Funk made a motion to accept the minutes of August 8 and September 23, 2006 (with correction noted); seconded by John LaMarr and passed unanimously.**

Dale Funk made a motion to accept the Treasurer’s report as submitted for the month of September 2006; seconded by John Cuccinello and passed unanimously. The following is a summary of the financial activity for that time period.

	September 2006 Actual	YTD-2006 Actual	YTD Budgeted
Income	\$ 83.79	\$ 48,486.90	\$ 47,625.00
Expenses	(3,162.81)	(26,909.58)	(30,137.00)
Net Income/(Loss)	\$ (3,079.02)	\$ 21,577.32	\$ 17,488.00

Income/Expense Statement-Operating Fund: Dale Funk said attorney fees are budgeted in and should be reflected under line item 61700 (not 61390). He asked that the September report be corrected and future attorney fees be recorded in 61700.

Dale Funk discussed the need to replace the worn freeze bags covering the overflow valves. **A motion was made by Billy Bond to replace the overflow valve freeze bags this year; seconded by John Cuccinello and passed unanimously.**

Billy Bond submitted a proposal for the 2007 budget, along with a study of expenses and funding for the reserve account. To maintain a balanced budget and keep the reserve account at a level to ensure proper upkeep of the community, the following actions were taken:

- **A motion made by John LaMarr to increase the 2007 Dues Assessment by 5% to \$294.00; seconded by Dale Funk and passed unanimously.**
- **A motion was made by John LaMarr to accept the 2007 budget in the amount of \$50,863.00; seconded by John Cuccinello and passed unanimously.**
- **A motion was made by Billy Bond to increase the reserve assessment, effective January 1, 2007, from \$45.00 per lot to \$50.00 per lot; seconded by Dale Funk and passed unanimously.**

Amended agreements with an effective date of January 1, 2007 were prepared for the Landscaping Maintenance Contract with Common Ground Services at a monthly fee of \$1,362.00, and Northern Arizona Investment Group (dba Homeowners Association Management Company) at a monthly fee of \$551.00. These agreements will be submitted to the respective agencies for concurrence and signature.

A motion was made by Dale Funk to adopt the Articles of Incorporation and the Bylaws as approved by the homeowners at the Mid-Year meeting held September 23, 2006; seconded by Billy Bond and passed unanimously. These documents now have to be filed with the Corporation Commission.

At 4:30 pm a motion was made by John LaMarr to adjourn the meeting, seconded by Dale Funk and passed unanimously.

Shirley Pichoff