

Southview Trails Community Association Board of Directors Meeting

August 14, 2007

Attending: John Cuccinello, President Sarah Crawford, HOAMCO
 Linda Roegge, Vice President Judy Smeltzer, HOAMCO
 Billy Bond, Treasurer Bill Berger, Lot 92
 Shirley Pichoff, Secretary Ralph Turnbull, Lot 82
 John LaMarr, Member-at-Large Jolene & Larry Zimmerman, Lot 93

The meeting was called to order at 2:00 pm. **A motion was made by John Cuccinello to accept the minutes of June 19, 2007 with changes noted; seconded by Linda Roegge and passed unanimously.**

Sarah Crawford was introduced; she will be our new HOAMCO representative. Also joining us today was Judy Smeltzer, Chief Operating Officer for HOAMCO.

A separate meeting was held between the Board and residents in attendance to review and discuss several complaints that were filed with the Board.

Shirley Pichoff made a motion to accept the Treasurer's reports as submitted for June and July 2007; seconded by John LaMarr and passed unanimously. The following is a summary of the financial activity during the last two months.

	June 2007 Actual	July 2007 Actual	YTD-2007 Actual	YTD Budgeted
Income	\$ 97.47	\$ 90.12	\$ 51,408.57	\$ 50,377.00
Expenses	(3,363.50)	(2,089.34)	(22,522.31)	\$ 26,299.50
Net Income/(Loss)	\$ (3,266.03)	\$ (1,999.22)	\$ 28,886.26	\$ 24,077.50

Backflow Valve Testing: Sarah reported that backflow testing had been completed on the ten units in the subdivision, two of the valves tested had failed. **Billy Bond made a motion to approve payment of the invoice in the amount of \$750.00 and to proceed with having the two failed units repaired; seconded by John LaMarr and passed unanimously.** (The Board would like to have an estimate on what it will cost to repair the two failed units prior to work being performed.)

Anchor Realty Request: The Board received a letter from Anchor Realty, on behalf of Mr. & Mrs. William Christy, requesting they be allowed to extend an access road to their property (Parcel No. 106-26-004) at the end of the flag driveway off Southpark, and which would run across either Lot 155 or 156. John Cuccinello consulted with our attorney on this matter, who advised against it. The Board felt that it would not be advantageous from either a financial or precedence setting aspect. **A motion was made by John LaMarr to deny the request from Mr. & Mrs. William Christy to allow an access road to their property (contiguous to Lots**

155 and 156) at the end of the flag driveway off Southpark; seconded by Linda Roegge and passed unanimously.

Culvert Cleanout and Repair: The cleanout and repair of the Priority I and II culverts were completed in July. **A motion was made by John LaMarr to approve payment of the two invoices from Common Ground Services, total amount of \$13,379.04; seconded by Billy Bond and passed unanimously.** After completion of this work and with the heavy rains on July 29, some warranty work has been identified. John LaMarr and Common Ground Services have met to identify and review warranty work to be performed.

At 4:48 pm a motion was made by John LaMarr to adjourn the meeting, seconded by John Cuccinello and passed unanimously. The next meeting of the Board of Directors is scheduled for Friday, September 7, 2007 at 2:00 pm.

Shirley Pichoff