

Southview Trails Community Association  
Unapproved Minutes of the Annual Homeowners Meeting  
March 11, 2006

**Call to Order:**

The meeting was called to order by Ron Gould at 10:00 AM. All Board Members were present. Ninety three property owners returned absentee ballots, and approximately 40 residents attended the meeting.

Also present: Deborah Balzano from HOAMCO.

The minutes from the Annual Meeting on March 12, 2005 were approved.

**President's Report:**

Ron Gould reviewed the activities of the Board over the past year, listing a number of accomplishments. He thanked the committee members and other volunteers for their help in keeping Southview a great place to live. Ron stated that it had been a pleasure to serve on the Board, and thanked the other Board members for their assistance. Ron also stressed the important role the ad hoc Committee had played in the transition from developer to homeowner control.

**Vice-President's Report:**

John Cuccinello thanked outgoing Board members, Ron Gould and Pat Gebhardt for their work on the Board. John also advised that the revised Bylaws and Articles of Incorporation are being reviewed by our attorney, and will be voted on at a later date.

**Treasurer's Report:**

Billy Bond reported that the Association ended the year with approximately a \$4,400 surplus. He emphasized the importance of maintaining adequate reserves, and stated that the Association is currently in good shape. He followed with a PowerPoint presentation which projected reserve fund requirements through 2034. He pointed out that while current reserve planning appears adequate the maintenance of our five private asphalt drives is a major cost component of our reserve expense. The cost of asphalt is heavily dependant on the price of oil, making the cost of private drive maintenance difficult to forecast.

**Committee Reports:**

*Architectural Control:* Don Myers reported on the Committee's recent activities. There are currently 101 completed homes in Southview and nine homes under construction. Four plans are in the review process. Eight lots and four homes are currently for sale. Revisions have been made to the Architectural Standards and Procedures and the Construction Rules and Checklist have been up-dated. A new Architectural Service Agreement was negotiated with HOAMCO and new plan review fees are in place. Don stated that volunteers were needed and requested that anyone interested in joining the committee sign the sign-up sheet.

*Common Area:* Dale Stevenson reported that work at the front entrance has been completed. The lettering has been refurbished and the landscaped areas have been replanted. Erosion damage in the area of Southview and La Questa has been repaired and bids have been received for three other areas. The irrigation system will be turned on again in early April. Dale asked anyone noticing leaks or malfunctions in the system to call him. Maintenance of the system is an ongoing project.

*Communications:* Mary Richardson introduced Linda and Larry Gray. Several new residents have been welcomed. Updated copies of the directory were available.

### **Election of Board Members:**

The President called for nominations from the floor. There were none. The two candidates recommended by the Nominating Committee were John La Marr and Shirley Pichoff. John spoke briefly on why he wanted to be a member of the Board. Shirley was unable to attend the meeting.

The vote was taken and the new Board members are Shirley Pichoff and John La Marr.

### **Open Forum:**

Linda Gray, State Senator from District 10, briefly described five bills concerning homeowner associations which are before the legislature.

### **Adjournment:**

The meeting was adjourned at 11:05 AM, and followed by a pot luck lunch.

Respectfully submitted,

Pat Gebhardt  
Secretary

Please note: These minutes are unapproved. They will be submitted to the homeowners for approval at the Annual Meeting in March of 2007.