

Southview Trails Community Association
Annual Homeowners Meeting
March 12, 2005

Call to Order:

The meeting was called to order by Dennis Knowlton at 10:10 AM. All Board Members were present. A total of 96 property owners were present or represented by proxy.

Also present: Diana Ramos from HOAMCO.

Dennis announced that the amended CC&R's had been approved. The vote was 116 in favor and 7 against.

Treasurer's Report:

Dale presented the Treasurer's report for the year ending December 31, 2004. Total expenses were \$35,903.48. The year's budget was \$37,828, resulting in a positive variance of \$1,924.52. The Reserve Account balance is \$41,937.11, of which \$40,000 is in CDs. Costs associated with the crack repair and chip sealing of the private drives will be paid from the Reserve Account.

Committee Reports:

Architectural Control: Keith Norby reported on the Committee's recent activities. There are currently 90 completed homes in Southview and 9 homes under construction. Three plans are in the review process. Keith asked members who wished to remain on the committee for another year, as well as anyone interested in joining the committee, to sign the signup sheet.

Common Area: Dale Funk introduced the Co-Chairmen George Powers and Dale Stevenson and the members of the committee. He thanked Nancy Hans for her help with the design plans for the front entrance. The letters are being refurbished and the area should be completed within the next two weeks. Dale encouraged residents to volunteer for the spring clean up on March 29. Information fliers will be distributed by the committee.

Communications: Mary Richardson reported that the summer picnic will be in June. More information will be provided in the May newsletter. Updated copies of the directory were available.

Neighborhood Watch: Michael Allen asked that residents call the police using the regular phone number, not 911 to report suspicious activity in the neighborhood. In response to a question, he said that he was aware of only one break-in in Southview. A resident expressed concern that by posting the meeting schedule it would alert possible thieves to the fact that owners would be away. Dennis responded that the law requires that the meeting dates be published.

President's Report:

Dennis reviewed the activities of the Board over the past eighteen months and listed several areas of accomplishment. He encouraged everyone to visit the Web site for all documents pertinent to Southview, contact information for the Board and committees, a schedule of events and current and past newsletters. He also emphasized the importance of reading and understanding the association documents, which every property owner received at the time of purchase. Dennis briefly outlined several new State laws that affect Homeowner Associations, as well as Bills which are yet to be voted on. He explained HOAMCO's role in the managing of Southview and thanked the Board members for their assistance.

Next year's Nominating Committee will be chaired by Ron Gould.

Election of Board Members:

The President called for nominations from the floor. There were none.

The three candidates, recommended by the Nominating Committee; Billy Bond, Vernon Brown and John Cuccinello, were asked to introduce themselves and briefly comment on why they wanted to be a member of the Board.

The vote was taken and the new Board members are Billy Bond and John Cuccinello.

Rules and Regulations:

John Cuccinello, chairman of the committee to revise the Rules and Regulations, introduced the members of the committee and thanked them for their help. He encouraged property owners to read the revised Rules and Regulations, which are on the Web site.

Sign up sheets:

Dennis encouraged everyone to volunteer to serve on a committee by listing their name, phone number and e-mail address on the sign up sheets.

Adjournment:

The meeting was adjourned at 12:00 PM and followed by a pot luck lunch.

Respectfully submitted,

Pat Gebhardt
Secretary