

Southview Trails Community Association
Minutes of the Homeowners Meeting
September 24, 2005

Call to Order:

The meeting was called to order by Ron Gould at 10:10 AM. Board members in attendance were: Billy Bond, John Cuccinello, Dale Funk and Pat Gebhardt.

Also present: Deborah Balzano from HOAMCO, and approximately 70 homeowners.

Introduction:

Ron Gould introduced the board members, and asked residents who were attending a Southview Homeowners Meeting for the first time to introduce themselves.

Treasurers Report:

Billy Bond gave a brief overview of the year-to-date budget and the status of Association funds. He also described Southview's insurance coverage.

Committee Reports:

Architectural Control: Chairman Don Myers reported that there are ninety nine completed homes in Southview, seven homes under construction and four plans in the review process. Don gave a brief review of the committee's activities during the past six months. He also explained changes to the Architectural Standards and Procedures and the Construction Violation Notice.

Communications: Mary Richardson, Chairperson, reported that over 100 people were expected to attend the Octoberfest on September 25. Mary asked anyone wishing to participate in the Dress a Child program to sign the sign-up sheet. Linda Coppola and Susan Madsen will chair the event this year. The Christmas party will be on December 4 at the Phippen Museum. More information will be available in the November newsletter.

Common Area: Co-chair George Powers gave the committee's report. The committee has received positive comments concerning the performance of Common Ground, the landscape maintenance company. He asked that residents call him to report problems with the irrigation system.

Landscape maintenance is Southview's largest single budget item at a cost of \$1,235 per month. This amount will increase to \$1,297 next year.

Dale Funk spoke briefly concerning weed and dead tree abatement proposals. George Powers and Dale Stevenson inspected the unoccupied lots in Southview with a member of the Prescott Fire Department. Copies of a vegetation management plan for fire safety were available at the meeting.

HOAMCO: Ron introduced Deborah Balzano and she spoke briefly about her responsibilities. Deborah is available to answer property owner's questions 24 hours a day at 928-443-3593.

Bylaws and Articles of Incorporation:

Amended Bylaws and Articles of Incorporation are on the web site. John Cuccinello explained that the changes convert the documents from developer to Southview Homeowner Association documents and include the new legislative changes. Amendments to the documents will now be voted on by the association membership, not the Board of Directors.

New Legislation:

John Cuccinello discussed the new laws passed by the Arizona legislature this year which affect homeowner associations. He explained the open meeting law and the use of e-mail to approve actions outside a meeting.

John also explained the new regulations for removal of directors, disclosure language for the sale of homes and that proxies can no longer be used.

Ballot Process:

Pat Gebhardt explained the voting procedure for the Annual Meeting on March 11, 2005. Absentee ballots will be mailed to all property owners in early February along with instructions for completing and mailing the ballot. Owners who attend the Annual Meeting will be given a ballot at that time. There will be two vacancies on the board this year.

Pat also stressed the importance of returning the absentee ballot if you are unable to attend the meeting. A quorum of fifty one percent of Southview's eligible voters is needed to hold the meeting.

Nominating Committee:

John Cuccinello, chairman of the Nominating Committee asked for volunteers to serve on the committee, and explained the process for becoming a candidate for the Board of Directors. Nomination forms were available at the meeting.

President's Report:

Williamson Valley Road Widening: No further action will be taken by the city until next spring.

Private Drives: K&J Services was not able to chip seal the private drives this summer due to a heavy work load. The board will solicit bids from other companies.

Graffiti: Red paint was sprayed on a rock on a lot on Pinion Shadow. Graffiti Busters will clean the rock and the owner will be notified. Ron asked residents to contact HOAMCO, a board member or the police to report any unusual activity.

Management Fee: The board audited the services provided by HOAMCO and selected only those necessary for the operation of Southview. This resulted in a reduction in the management fee from \$644 per month to \$525 per month.

Ron thanked the committee chairs for their work and reports.

Adjournment:

The meeting was adjourned at 11:25 AM. The next Board of Directors meeting will be held on October 11, 2005 at 2:00 PM at HOAMCO.

Respectfully submitted,

Pat Gebhardt
Secretary