

Southview Trails Community Association  
Minutes of the Mid-Year Homeowners Meeting  
September 23, 2006

**Attending:** Board Members: John Cuccinello, President  
Dale Funk, Vice President  
Billy Bond, Treasurer  
Shirley Pichoff, Secretary  
John LaMarr, Member at Large

Deb Cummins, HOAMCO Representative

Approximately 43 Residents

The meeting was called to order by John Cuccinello at 10:00 AM.

**President's Report:** John Cuccinello introduced the Board members, our HOAMCO representative and the Committee chairpersons (or their representative). John will be appointing a liaison between these committee's and the Board at a later date.

**Treasurer's Report:** Billy Bond reported that financially the association is in good condition (\$92,000 in assets; \$26,000 in equity). Current expenses are within the budget and our reserve accounts are stable. He is currently in the process of putting together the budget for 2007 and an increase in the HOA fees can be expected; the specific amount has not yet been determined. He encouraged everyone to evaluate their landscaping for erosion control. Thousands of dollars were spent this year in repair/prevention in the common areas. When neglected, personal property erosion damages the common areas. If this continues, it may require a substantial increase in our HOA fees.

**Legislative Review:** John Cuccinello reviewed new legislation dealing with HOA's that became effective September 21, 2006. SB1055 requires the HOA to permit the outdoor display of military, POW/MIA, Arizona State, and Arizona Indian Nations flags. SB1007 limits the fees that HOA's charge for records and stipulates that an HOA meeting may be closed when pertaining to records of the HOA that are directly related to personal, health or financial information. HB2205 allows a resident of the HOA to park a motor vehicle on a street or driveway if the resident is employed by a municipal utility and the vehicle is required to be available at the person's residency for emergency deployment for repair or maintenance of natural gas, electrical or water infrastructure as a condition of the person's employment. HB2824 allows certain types of disputes between a property owner and the HOA to be submitted to the Department of Building and Fire Safety for a hearing through the Office of Administrative Hearings.

**Vegetation Management Plan:** A vegetation management plan had been submitted to all residents earlier this year for review and comment. The original intent was to incorporate a plan into the Southview Rules & Regulations. John Cuccinello has since been advised by the Fire Department that their Vegetation Management Plan was adopted

as an Ordinance by the City of Prescott. Therefore, any complaint on fire safety should be directed to the Fire Department, who will assess the property in question.

**Communications Committee Report:** Marcia Mallicoat announced that the Oktoberfest party is planned for October 5; the Christmas Party will be held on December 2 at the Phippen Museum; Dress-a-Child is being coordinated by Linda Copolla, and mentioned various other activities which are routinely listed in the newsletter.

**Architectural Control Committee:** Ken McCourt reported that of the 155 lots in Southview: 107 are completed homes; 8 are under construction; 8 lots are for sale; 10 homes are for sale; and 1 plan for a new home has been submitted. He reviewed the Committee's activity this year. Ken reminded everyone of the importance of getting their landscaping and house exterior changes approved prior to implementation.

**Landscaping Committee Report:** Dale Stevenson reported that erosion control has been an issue this year. Three areas along La Questa have been completed; one more area has been identified and will be fixed as the budget allows. The irrigation drip system has been a time consuming responsibility. If a problem with the system is noticed, please report it to the committee as soon as possible.

**Neighborhood Watch:** John Cuccinello reported that although crime in the area is minimal, issues that do come up should be reported; a neighborhood 'Alert Notice' is being developed to forewarn other homeowners. Any suspicious activity should be reported to the Police immediately -- *better safe than sorry*. Several residents in Southview experienced mailbox damage this past summer; John found that Southview was a small part of the overall problem and was told this is a 'seasonal' prank.

**Bylaws and Articles of Incorporation:** Changes to these documents bring them up-to-date with current legislation, reflect the removal of Chamberlain (the original developer) and making them both Southview documents, in addition to placing a liability clause into the Articles. There were a total of 108 ballots received. Votes were tallied and changes to the Bylaws and the Articles of Incorporation were approved.

Bylaws: 85 Yes and 6 No  
Articles: 79 Yes and 5 No  
Void Ballots: 2 Received  
Quorum Only Ballots: 5 Received

**Adjournment:** The meeting was adjourned at 11:12 AM, followed by a potluck lunch.

Respectfully submitted,  
Shirley Pichoff, Secretary