

Southview Trails BOD Minutes

Date: 11 October 2011

Time: Called to order at 0902 hrs by Jim Nuber

Officers:	President	Jim Nuber	Present
	Vice-President	Peter Wendorf	Present
	Secretary	Ron Gould	Present
	Treasurer	Al West	Present
	Member-at-Large	Larry Zimmerman	Present
	HOAMCO	Tim Graves	Present

Previous Board Meeting Minutes:

-Minutes dated 09 Aug 11

-Motion to approve as is by LarryZ Seconded by PeterW

-Discussion: None

-Approved: Yes

Previous month's financials:

-Financials dated 31 Aug 11

-Motion to approve as is by PeterW Seconded by Larry Z

-Discussion: None

-Approved: Yes

-Financials dated 30 Sept 11

-Motion to approve as is by AIW Seconded by PeterW

-Discussion: None

-Approved: Yes

Old business:

-SACC Update: HOAMCO has initiated a fee change in the Service Agreement for new home construction from \$1100 to \$1500. SACC has indicated that this was a reasonable request but felt that the Board should be the body that approves the change. This Board agreed [a previous Board had left financial decisions in the hands of SACC].

-Motion to accept by the Board the change from \$1100 to \$1500 in the Service Agreement

by PeterW Seconded by AIW

-Discussion: Only one [1] existing Board member has seen/read the Service Agreement. The original motion was amended as follows:

-Motion to accept by the Board the change from \$1100 to \$1500 with the contingency that the existing Service Agreement be reviewed and accepted by the Board as well
by PeterW Seconded by AIW

-Approved: Yes

-Firewise Update: Brush clearing activity is continuing. Southview was not successful any getting grant monies from the first submittal. It was recently learned that since Southview is a recognized firewise community, the time expended on any firewise-related activity preformed by a homeowner directly on his/her lot can be counted as 'in-kind' labor hours and accumulated for potential use in grant proposals. More information will be in the Southview Quarterly Newsletter.

-Landscape and Irrigation: The need for a dedicated landscape committee was recognized and two [2] activities were initiated. First, a charter was created to outline committee responsibilities and then a request for volunteers was sent out to the residents of Southview.

-Motion to accept the Landscaping Charter as is currently written by PeterW Seconded by LarryZ

-Discussion: None

-Approved: Yes

The following are the members of the newly formed Landscape Committee: **Bob Bockrath, Sharon Dyson, Bill Semplice, Al West and Jan Wendorf, Chairperson.**

Their first task for this committee is to select a contractor for landscaping the front monuments from the three [3] proposals submitted.

-Motion to accept proposal submitted by Jonny's Tree Service not to exceed \$8000 by AIW Seconded by PeterW

-Discussion: None

-Approved: Yes

-Concrete Staining: Activity has not been started yet but the materials have been purchased. A previous motion [August 2011 meeting minutes] was initiated and approved for cost not to exceed \$700. The cost of materials to date has exceeded that amount. A new motion is required.

-Motion to approve the purchase of sufficient quantities of a water based light brown stain and a water based/acrylic sealer from Chino Rentals to stain/seal the concrete liners on both sides of Southview's entrance and other related materials with the cost not to exceed \$900 by LarryZ Seconded by PeterW

-Discussion: The application of the stain will be done by volunteers within Southview.

-Approved: Yes

-2012 Budget: A second review of next year's budget was completed. The budget remains essentially the same with the exception of these four [4] budget items:

A. Line item for water was increased after reviewing 2011 expenses whereby several costly issues required resolution and that there are or may be other issues that will need attention.

B. Line item for newsletter was increased since the decision to send out hard copies of the quarterly newsletter was proposed and approved.

C. Line item for monthly management fees was increased [by 3%] from \$693 to \$714.

D. Line item for firewise monthly expenses was decreased from \$500 to \$300.

-Chip Sealing: The chip sealing on Southview's five [5] paved private drives was done by Cactus Asphalt in conjunction with their chip sealing activity on all of the city streets within Southview. The Board's current impression of their work done on the private drives is very favorable. Cactus has some sort of a maintenance contract that they offered Southview.

-Action: Tim Graves to follow up and report back to the Board so that the Board can determine whether it is in the best interest of Southview to pursue or forget a maintenance contract.

New business:

-Monument Landscape and Hardscape Proposals: covered in the discussion above under Old Business.

HOAMCO: Tim reported on current projects and status covering current issues. One item that merits a closer look at that Tim brought up was the potential need to determine whether it makes sense now to 'rebuild' some of the edges of the paved private drives to either eliminate or reduce the erosion/breakdown of these surface edges.

Open Form: None

Adjournment:

Motion to adjourn by LarryZ Seconded by AIW

-Discussion: None

-Approved: Yes Time 0956 hrs

Submitted by: Ron Gould, Secretary