

Southview Trails Homeowners Association

Board of Directors Meeting

November 10, 2009

Attending: Linda Roegge, President, Larry Zimmerman, Secretary, Charles Bourne, Treasurer, Keith Norby, Member at Large, Vern Organ, Vice President, Ruta Norkus, HOAMCO

The meeting was called to order at 9:03 a.m. by the President, Linda Roegge

Approval of Minutes

Linda Roegge called for a motion to approve the minutes of the October 13, 2009 Board meeting. Keith Norby moved to approve the minutes. It was seconded by Charles Bourne and approved unanimously.

Approval of Financials

Charles Bourne presented the financials for September. The Association is within budget. Linda Roegge moved to approve the financials. Larry Zimmerman seconded and it was approved unanimously.

Income and Expense Summary: 9-Months Ending September 30, 2009

	Month of			YTD 9 months		
	September			Ending Sept. 30, 2009		
	Actual	Budget	Var.	Actual	Budget	Var
Income	121	10	111	55,710	51,992	3,718
Expenses	3,270	3,126	144	31,822	32,092	270
Net Inc. (Loss)	(3,149)	(3,116)	(33)	23,888	19,900	3,988

Old Business

Water for landscaping has been turned off. The landscape is going dormant. Jonny's Landscaping Service will do weed whacking on open space during off season.

Driveways have been crack sealed with the exception of one repair still to be made.

Keith Noeby recommended the Board should have a reserve study done every five to six years.

The ARC committee had nothing to report.

The request by Debra Pearson for the Board to review the access to the lot that was requested, was tabled due to inaction on Ms Pearson's part.

New Business

Prescott Board of Realtors will be sent a letter regarding new sign posts that were approved by the Board. Courtesy letters will also be sent to Realtors which have existing For Sale signs.

Management Report

Ruta Norkus our Association Manager, during Ms. Morgan's leave, presented the board with a simplified 2010 Budget Detail which is easier to read.

Open Forum

Larry Zimmerman presented to the Board a proposal to change the lighting at the front entrance to save on energy and expense by using LED lighting. The Board approved the proposal and K's lighting will install.

Linda Roegge proposed that the front entrance monuments be repainted as recommended by the Reserve Study. The Board approved and Ms.Norkus was instructed to get the bids and a color will be chosen from the color pallet.

Board Adjourned at 11:31 am

Respectfully Submitted,

Larry Zimmerman, Secretary