

# SouthView Trails Homeowners Association

## Board of Directors Meeting

August 11, 2009

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

The Meeting was called to order at 9:00 a.m. by the President, Linda Roegge.

### Approval of Minutes

Linda Roegge called for a motion to approve the minutes of the June 19, 2009 Board meeting. Ms. Roegge moved to approve the minutes. It was seconded by Keith Norby, and approved unanimously.

Linda Roegge moved to approve the minutes of the June 19, 2009 Executive Board meeting. It was seconded by Vern Organ, and passed unanimously.

### Approval of Financials

Charles Bourne presented the June financial report. A discussion ensued over the increased water bills. There have been several leaks in the irrigation system partly due to the high water pressure blowing out the line. A plumber had to be called in to install a pressure regulator. Additional leaks have been noted on Southpark Circle.

There is a reserve CD maturing at the end of the month. This CD will be combined with MM accounts until we get better interest rates and then reinvest.

Larry Zimmerman moved to approve the June Treasurer's Report and Financials, Keith Norby seconded the motion and they were unanimously approved with no further discussion.

### Income and Expense Summary: 6-Months Ending June 30, 2009

	Month of June			YDD Six Months		
	Actual	Budget	Var.	Actual	Budget	Var.
Income	166	10	156	55,286	51,962	3,324
Expenses	2,656	3,966	(1,320)	20,373	22,908	2,535
Net. Inc.(Loss)	(2,490)	(3,966)	1,476	34,913	29,054	5,859

Comment:

Current month expenses under budget by \$1,320: Admin \$73; Util.\$(310)-water(\$323) possible leak at #3057 La Questa; Prof. Fees \$520;Landscape Exp.\$307; Common Area \$700; Other \$30

### **Use of Reserve Funds**

Charles Bourne moved to pay for repairs of the irrigation system from the operating account until a reserve study is completed. The motion was seconded by Larry Zimmerman and approved unanimously.

### **Management Report**

HOAMCO manager Gaye Morgan presented the management report as provided in the Board packet. She informed the Board that the management fees will not increase for 2010. Pictures of the barbeque have been posted to the website. A discussion ensued regarding the posting of the Board Minutes to the website. Linda Roegge moved to post the minutes of the Board Meetings to the website, Larry Zimmerman seconded the motion, and it passed. Charles Bourne voted against. Ms. Morgan will provide our web master with the information.

### **Old Business:**

#### **Landscape Committee Update**

A discussion ensued over the irrigation maintenance and repairs and a plan to address these issues. . The task will be turned over to the Landscape Committee to establish priorities.

#### **Reserve Study Update**

The Reserve Study for Southview was performed in 2003. Bids were presented to the Board for consideration for an update to the study. After discussion and further consideration Larry Zimmerman moved to accept the bid from Reserve Data Analysis, Inc.; Keith Norby seconded the motion, the motion passed. Charles Bourne voted against.

The Board requested the Manager to obtain bids for the crack seal and repair of the flag drives for consideration.

### **New Business:**

#### **SACC Committee**

Keith Norby presented the new paint pallet which was approved by the SACC for approval by the Board. Keith Norby moved to approve the pallet as submitted; Vern Organ seconded the motion and it was approved unanimously. The Board directed the manager to send a letter to SACC stating the pallet had been approved.

**Monument Lighting**

The lighting at the front entrance was discussed. The current lighting seems to last an average of 3 months. The possibility of changing out the fixtures to something more economical over the long-term will be researched for consideration.

**Review of Rules and Regulations**

Proposed changes to the Rules and Regulations were reviewed by the Board. These changes were to update the rules in light of legislative changes and for clarification. After review Linda Roegge moved to approve the changes; Larry Zimmerman seconded the motion, and it passed unanimously.

**Working Budget**

Gaye Morgan provided the Board with a draft working budget for 2010. Charles Bourne will prepare the 2010 final budget for approval.

There being no further business the meeting was adjourned.

Respectfully submitted

Larry Zimmerman, Secretary