

Southview Trail Community Association
Minutes of the Board of Directors Meeting
July 12, 2005

Call to Order:

The meeting was called to order by Ron Gould at 2:00 PM. All Board members were present. Also present: Deborah Balzano from HOAMCO.

The minutes of the Board of Directors meeting on June 14, 2005 were approved.

Treasurer's Report:

For the period ending June 30, 2005, total assets were \$106,072.63 which included \$65,944.68 in Operating Accounts and \$40,127.95 in Reserve Accounts. Liabilities for the same period were \$31,015.00. Membership Equity was \$75,057.63.

Total income for the month of June was \$104.24 and total expenses were \$2,775.22. The current net loss of \$2,670.98 compared to the current period budgeted loss of \$3,189.00 resulted in a \$518.02 positive variance.

The year to date financial results compared to budget are all positive.

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Total Income	\$48,149.62	\$46,760.00	\$1,389.62
Total Expense	\$20,200.44	\$22,174.00	\$1,973.56
Net Income	\$27,949.18	\$24,586.00	\$3,363.18

As of June 30, 2005, Three Association members were delinquent in payment of their assessments, and four members owed either late fees or fees related to the collection of past due assessments.

Billy presented a bill from Mary Richardson, Chair of the Communications Committee, for supplies for the Homeowners meeting in the amount of \$56.10. John moved that the bill be paid. Seconded and passed.

President's Report:

Web site: The problem with the delay in posting documents on the web site has been corrected and all current documents are now available.

Drainage: The Board discussed the erosion and drainage problems which occurred following the recent storm. The Common Area Committee will be asked to take responsibility for repair of the irrigation in the right of way and for shoring up the undercut portion of the sidewalk at the East end of Southview. Property owners will be reminded that they are responsible for cleaning up any damage to the right of way, sidewalks or drainage ditches resulting from run-off from their property.

Common Area Trail and Steps: Following a discussion of the condition of the steps and trail through the common area to Indian Hill, as well as Association liability, Dale moved that the trail be abandoned and the Common Area Committee be asked to remove the steps and sign. Seconded and passed.

Vice President's Report:

Proposed Bylaws and Articles of Incorporation: John provided the Board with copies of the updated Bylaws and Articles of Incorporation. Both documents will be put on the web site and comments from the membership will be solicited before they are adopted.

Election Procedures: John presented a sample of a mail-in ballot for use at our March election. At the August Board meeting, the election subcommittee will provide the Board with a timeline for informing the membership of the new procedures.

Committee Reports:

Architectural Control Committee: The committee is discussing ways to keep homes in Southview "custom" in appearance. More information will be available at the August meeting.

Common Area Committee: Dale Funk reported that the committee is putting together a cost estimate for plant replacement in the right of ways.

Communications Committee: Dale inquired about the policy for reimbursement of committee expenses. At this time, expenses associated with homeowners' meetings are refunded. Expenses for social activities are covered by the attendees.

Old Business:

Special Meeting: Ron Gould reminded the Board of the meeting on July 14, to discuss the contract with HOAMCO.

Variance: A variance was granted to the owners of lot 85, allowing them to park a boat in their drive from July 22 to July 28.

New Business:

Right of Way Acquisition: A letter expressing our concern with the changes that would be required at the entrance to Southview to accommodate the widening of Williamson Valley Road was sent to Beth Federico, Right of Way Specialist for Yavapai County.

HOAMCO Report:

CC&Rs: Deborah reported that the amended CC&Rs were mailed to all property owners on June 26, 2005.

Intent to Lien Letter: Deborah will follow up on an Intent to Lien letter which was mailed to a property owner last month.

Common Area Value: The notice of value for the common areas within Southview has been received. The notice will be reviewed by Billy Bond.

Workers' Comp.: Billy has not yet received Workers' Comp certificates from HOAMCO or K&J Services. Deborah will follow up. Billy also requested a General Liability certificate from Chamberlain Development.

HOAMCO strongly suggests that Southview purchase Workers' Comp Insurance to cover uninsured workers.

Adjournment:

The meeting was adjourned at 4:10 PM. The next Board of Directors meeting will be held on August 9, 2005 at 2:00 PM at HOAMCO.

Respectfully submitted,

Pat Gebhardt
Secretary