

Southview Trails Community Association
Minutes of the Board of Directors Meeting
April 12, 2005

Call to Order:

The meeting was called to order by Ron Gould (“Ron”) at 2:00 PM. Board members present: Billy Bond (“Billy”), John Cuccinello (“John”) and Pat Gebhardt (“Pat”). Absent: Dale Funk. (“Dale”)

Also present: Diana from HOAMCO and Dennis Knowlton.

The minutes of the Board of Directors meeting on March 12, 2005 were approved.

Board Transition Briefing:

Past president Dennis Knowlton led a discussion on the purpose of a homeowner board and the responsibilities of board members. He reviewed recent state legislation and bills currently under consideration and their impact on homeowner associations.

The use of e-mail to handle Board business was discussed. Dennis advised that this method may be used to pass a resolution if there is unanimous agreement. The resolution must then be included in the minutes of the next scheduled Board meeting.

Treasurer’s Report:

Total expenses for March were \$4,529, resulting in a positive variance of \$3,170. Year to date expenses were \$11,650, with a \$1,707 positive variance.

Treasurer Billy Bond moved that excess funds in the Operating Account be transferred to a money market account, leaving approximately two (2) months operating expenses in the Operating Account and that a separate money market account be established for the construction bond funds. Seconded and passed.

Billy moved that our accounts in the Bank of America be closed and the funds moved to Desert Hills bank. Seconded and passed.

Billy reviewed our insurance coverage. He will provide Diana with a list of requirements for Southview vendors’ insurance certificates.

Committee Reports:

Architectural Control Committee: Ron moved that Don Myers be appointed Chairman of the Architectural Control Committee and Keith Norby, Ken McCourt, Gary Mallicoat and Hans Luternauer be appointed members. Seconded and passed. Judie Stevenson has been asked to sit in as a non-voting understudy.

Construction on lot 121 has significantly exceeded the one (1) year limit. The contractor (Lindberg) has been assessed a \$300.00 fine.

Common Area: The Co-Chairs for 2005 are George Powers and Dale Stevenson.

The front entrance project is complete. Common Grounds has completed the irrigation system work.

The irrigation systems were turned on April 5, with the exception of two areas where problems have occurred. One back flow valve will be replaced at a cost of \$200 - \$300.

Old Business:

The CC&Rs have been signed and recorded with the county.

Billy moved that the Board approve our attorney's fee of \$600.00 for reviewing the CC&Rs. Seconded and passed.

John Hoy will continue to be our contact person for the web site.

John moved that the following be included in the April 12, Board meeting minutes. At the Board meeting on February 8, 2005, Bob Balzano of HOAMCO explained a ballot proxy which he felt could be used in place of a proxy for future elections. Seconded and passed.

New Business:

A discussion was held concerning whether lots which have been combined and are now considered one lot by the city are still considered multiple lots for homeowner dues purposes. Ron will obtain a legal opinion.

Ron will ask Dan Olivas about a past agreement concerning the paving of the driveway on lot 143. Diana will check HOAMCO files for information.

Complaints have been received concerning dead trees on lot 114. John will ask Don Myers to look into it.

Ron will inquire as to why the minutes of the Architectural Review Committee meetings are not on the web site.

HOAMCO Report:

Diana gave her report for the month of March.

Lot 114 has a model home flag which is in violation of our Association documents. Diana will contact Don Carter.

Diana informed Ron that Don Carter would like to meet with him concerning lots 91 and 92.

There will be a seminar for Board members at 5:00 PM on Wednesday, April 27, 2005 at the Yavapai Hills Clubhouse. Augustus Shaw of The Shaw Law Firm will speak on legislative updates.

Adjournment:

The meeting was adjourned at 4:50 PM. The next Board meeting will be held on May 10, 2005 at HOAMCO.

Respectfully submitted,

Pat Gebhardt
Secretary