

Southview Trails Community Association Minutes of the Board of Directors Meeting December 14, 2004

Call to Order:

The meeting was called to order by Dennis Knowlton at 1:50 PM. All members were present. Also present: Diana Ramos of HOAMCO and John Cuccinello, Chairman of the Rules and Regulations Committee.

The minutes of the Board of Directors Meeting on November 9, were approved.

Treasurer's Report:

Total expenses for November were \$2,548.18. Total expenses through the first 11 months of 2004 were \$33,782.40 compared to a budgeted amount of \$35,144.00 resulting in a positive variance of \$1,361.60. The operating balance going into December is \$9,277.36.

Committee Reports:

Rules and Regulations Committee: John Cuccinello presented a preliminary draft of the revised Rules and Regulations. The Committee will meet in early January to prepare the final draft. A copy of the final draft of the Rules and Regulations, along with a letter of explanation, will be mailed to all Association members in late January.

Architectural Control Committee: Ron reported on the activities of the Architectural Control Committee.

Nominating Committee: Three Association members have asked to be candidates for the Southview Board. They are Billy Bond, Vernon Brown and John Cuccinello. Jerry asked each to submit a short bio to the Secretary which will be included in the January Newsletter.

New Business

The Board has been advised by HOAMCO that the maintenance of the fire access road over Willow Creek is an Association responsibility.

A discussion was held concerning the maintenance of the utility easement between LaQuesta and Pinion Shadow. Ron will contact the owners of the involved lots about controlling the weed problem on the utility easement. Dale will request a price quote from Common Ground for clearing the weeds.

The Board has been informed by HOAMCO that effective December 31, 2004 the state will require all Homeowners Associations to provide an annual financial audit, a review or a compilation no later than 180 days after the end of the fiscal year. The Board will have a compilation done at a cost of \$350.00.

HOAMCO Report:

Diana reported that a lot owner who has been asked to remove a sign and brochure box which are in violation of the sign regulations has not complied. Jerry moved that a letter be sent notifying the owner that a \$25.00 per day fine would be imposed beginning on December 27th. Seconded and passed.

Reminder notices were sent with the annual dues statement to property owners who owe late fees.

Diana will do a property inspection later in the month.

Adjournment:

The meeting was adjourned at 4:05 PM. The next Board of Directors Meeting will be held on January 11, 2005 at HOAMCO.

Respectfully submitted,

Pat Gebhardt
Secretary