

Southview Trails Community Association
Minutes of the Board of Directors Meeting
February 8, 2005

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 Bob Balzano of HOAMCO, briefly.

The minutes of the Board of Directors Meeting on January 11, were approved.

Treasurer's Report:

No report for January available.

Committee Reports:

Architectural Control Committee: Ron reported that a letter had been sent to Don Carter concerning the dumping of fill on lot number 91. No further action by the Board is planned.

Common Area Committee: Dale asked the Board to approve a proposal for landscaping the entrance area at a cost of \$1,315. Ron moved that the Board accept the proposal at a cost not to exceed \$1,315. Seconded and passed.

Nominating Committee: Ron will Chair the Nominating Committee for 2005 / 2006.

New Business:

Insurance: Dale reviewed proposals from three insurance companies and moved that the Board approve the coverage offered by Weber Insurance. Seconded and passed. Bob Balzano pointed out that that policy didn't offer coverage in all areas required by our CC&Rs. Dale, Dennis, Diana and Bob will meet with the Weber agent to discuss what measures can be taken to assure that the coverage meets CC&R requirements.

Fire/Utility Access: Bob spoke with Prescott fire marshal, Ted Galde, concerning the two access roads in Southview. There is some confusion as to who is responsible for the maintenance of these roads. Bob suggested asking Ted Galde to attend a Board Meeting to discuss the situation. The Board will make a decision following the election in March.

Year-end Financial Statement: Dale reviewed the year-end financial statement. Jerry moved that the Board approve the year-end financial statement for 2004. Seconded and passed.

New Collection Policy: HOAMCO provided a copy of the new Collection Policy which the Board reviewed and signed.

Open Space Responsibility: Dennis volunteered to investigate the status of the Southview open space and advise the Board.

Board Training: Dennis also volunteered to hold a training session for the new Board.

Old Business:

Private Drives: Ron discussed a new chip seal process, proposed by K&J Services, for the private drives. The cost would be \$13,073. Ron will get additional information.

HOAMCO Report:

Diana presented her management report for January.

Sixty property owners have not yet returned their CC&R ballots.

Diana reported that the Adult Center will not be available for our Homeowners Meeting on September 17. The meeting date will be changed to September 24. Diana will contact the Adult Center to confirm the date.

Adjournment:

The meeting was adjourned at 3:50 PM. The next Board meeting will be held on March 12, following the Annual Meeting.

Respectfully submitted,

Pat Gebhardt
Secretary