

Southview Trails Community Association
Minutes of the Board of Directors Meeting
January 11, 2005

Call to Order:

The meeting was called to order by Dennis Knowlton at 2:00 PM. All members were present. Also present: Diana Ramos of HOAMCO.

The minutes of the Board of Directors Meeting on December 14, were approved.

Treasurer's Report:

No report available. December financials were not yet available.

Committee Reports:

Architectural Control Committee: A resident, concerned about the flood plain, asked Ron to check on the dumping on lot 91. After discussion, the Board agreed that Don Carter should verify to the Board that he is dumping fill only on lot 91 and not on the flood plain or adjoining properties. Ron moved that HOAMCO send a letter to Don Carter expressing the Board's concern that the dumping appears to be beyond the boundary lines of lot 91. Seconded and passed.

Rules and Regulations Committee: Jerry moved that the Board accept the addition to Category B, section 10, allowing one car to be parked on a paved area outside the garage without seeking Board approval. Seconded and passed.

Common Area Committee: The contract with Common Ground Services will be extended for 2005. The cost will be \$1,235.00 per month including the cost of pre-emergent spraying.

New Business:

Snow Removal: Jerry moved that the Board approve the plowing of private drives after a snowfall of approximately 4 inches. Seconded and passed. The Board designee will call the snow removal company.

Newsletter: The February Southview News will include a reminder to property owners to return their CC&R ballots by February 28.

Rules and Regulations: The new Rules and Regulations have been approved by the Board and will be presented at the Annual Meeting in March. They will be available on the Web-site.

Drainage: The Board discussed the drainage and run off problems which have occurred after the recent rains. These situations are not issues handled by the Board, however the Board will work with the property owners involved if needed.

HOAMCO Report:

Diana reported that approximately 90 CC&R ballots have been returned. All but about 50 property owners have paid their annual dues.

The proposal from Common Ground for removal of weeds on the utility access seemed high. Dale will follow up.

Diana contacted the property owner with the sign violation. He has promised that the sign will be taken down today.

Adjournment:

The meeting was adjourned at 3:40 PM. The next Board meeting will be held on February 8, at HOAMCO.

Respectfully submitted,

Pat Gebhardt
Secretary