

Southview Trails Community Association
Minutes of the Board of Directors Meeting
June 8, 2004

Call to Order:

The meeting was called to order by Dennis Knowlton at 1:50 PM. All Board members were present except Ron Gould. Judy Kantautas from HOAMCO was also present.

The minutes of the Board of Directors Meeting on May 11, 2004 were approved.

Treasurer's Report:

Dale reported a positive variance of \$933.76 for the month of May. Dale will review the costs for water and office supplies as they were over budget. He will also confirm that the February printing credit has been posted.

Architectural Control Committee:

The Committee has reviewed plans for two new homes, four landscaping plans, two exterior construction changes and two exterior lighting plans. Chairman, Don Myers needs volunteers to serve on the Committee. An article asking for volunteers will be in the June newsletter.

New Business:

Architectural Control Committee: Jerry moved that the appointment of Gary Mallicoat to the Architectural Control Committee be approved. Seconded and passed.

Dog Problems: Michelle McCart contacted Dennis concerning dogs running loose. She stated that she has MS and could be injured if a dog jumped on her. Dennis will ask Michelle if she would like to write an article explaining her situation for the June newsletter. Dale will contact the city regarding the leash laws.

A notice reminding dog owners to pick up after their pets will be in the next newsletter.

Inspection-Communication Log: Due to a heavy work load, Judy's written report will be a few days late. She informed the Board that calls have been made to two realtors concerning brochure boxes and confirmed that letters of violations are in the the appropriate property owners files. The ownership of lots 142 and 133 has been confirmed.

Judy distributed copies of the Status of Legislation Pertaining to Homeowners Associations. As of June 2, eleven bills have been passed which will affect all Homeowner Associations in Arizona.

HOAMCO will present a Treasurers' Seminar on June 17, 2004. All Board Members are invited.

Flag: The flag at the entrance has been lowered to half mast in recognition of the death of former President Reagan.

Budget: Dale reviewed the budget to see where costs might be cut to make funds available to cover current expenses. A possible \$4650 could be realized with the cuts coming primarily from the landscaping budget.

Newsletter: The next issue of the Southview News will be in June. Future newsletters will be published in August and November of 2004 and February and May of 2005. A request for volunteers will be in the June newsletter.

Old Business:

Transition Committee: Dennis and Jerry met with attorney Jim Atkinson to discuss the next step in the negotiations. In a letter dated May 13, 2004 Dennis informed Mr. Chamberlain that his latest communication would be taken under advisement.

Web site Committee: The Web site is up and functional with a few minor problems remaining. For an additional \$6.00 per month the Web site host will provide the phantom e-mail feature. Dale moved that this increase be approved. It was seconded and passed.

A "Schedule of Events" option will be added to the down load area of the Web site.

CC&R's Revision Committee: Dennis reported that the revisions are about 50% complete. The Committee hopes to have the revised CC&R's distributed prior to the September Homeowners Meeting.

Landscaping/Irrigation: Ron and Jerry will meet to finalize an article for the June newsletter concerning irrigation in the right of way.

Adjournment:

The meeting was adjourned at 3:25 PM. The next Board Meeting will be held on July 13, 2004 at HOAMCO.

Respectively submitted,

Pat Gebhardt,
Secretary