

Southview Trails Community Association  
Minutes of the Board of Directors Meeting  
March 13, 2004

**Call to Order:**

The meeting was called to order by Dennis Knowlton at 1:00 PM. All Board members were present.

Also present: Don Myers.

The minutes from the Board of Directors Work Session on February 24, 2004, were approved as written.

**Treasurer's Report:**

Total expenses for February were \$2,718 compared to a budgeted amount of \$2,994. Overdue homeowner assessments at the end of February totaled \$3,314. The operating budget as of March 1 is \$31,608.

**Committee Reports:**

*Architectural Control:*

Chairman Don Myers asked the Board to consider a proposal allowing the Architectural Control Committee to appoint an alternate to serve as a member when a permanent member is absent. He also presented a paint color palette for approval and provided the Board with copies of suggested revisions to portions of the CC&Rs and the By-laws which pertain to the Architectural Committee.

Don alerted the Board to several situations which may require Board involvement. They include: A home under construction with a driveway material dispute, sidewalk damage and homes for sale which aren't in compliance with the CC&Rs. Dennis stated that HOAMCO's records include letters describing non compliance situations. Homes will need to be brought into compliance at the time of the sale.

*Transition:*

Dennis received a letter from the Developer concerning transition funds. Following discussion, Jerry moved that the Transition Committee meet with the litigation attorney to assess the Association's position. It was seconded and passed unanimously.

Dennis will ask John Hoy to be a member of the Transition Committee.

**New Business:**

The Board discussed the request from the Architectural Control Committee to appoint an alternate to serve as a member when a permanent member is absent. This would require a change to the CC&Rs which is difficult to do. Jerry moved that Dennis ask Jim

Atkinson if there was a way to make this change without changing the CC&Rs and ask his recommendation. Seconded and passed unanimously.

The Board discussed the color palette presented by the Architectural Committee. The palette consists of approximately 80 paint color choices. Homeowners will be required to select a paint color from the palette for the exterior of their home. The use of a color palette for paint selection would require a change to Section II (L) of the Standards and Procedures. Ron moved that the Board accept the color palette and make the necessary change. Seconded and passed unanimously.

**Old Business:**

**Web site:**

Dennis suggested adding *Nominating Committee* to the contact section of the Web site.

**Adjournment:**

The meeting was adjourned at 2PM, followed by an Executive Session. The next Board Meeting will be held on April 13 at 2:00 PM at HOAMCO.

Respectfully submitted,

Pat Gebhardt  
Secretary