

Southview Trails Community Association
Minutes of the Board of Directors Meeting
May 11, 2004

Call to Order:

The meeting was called to order by Dennis Knowlton at 2:00 PM. All Board members were present.

Also present were Judy Kantautas from HOAMCO and Bob Balzano.

The minutes of the Board of Directors Meeting on April 13, 2004 were approved.

Treasurer's Report:

Dale Funk presented the Treasurer's Report. Total expenses for April were \$2,743.91 compared to a budgeted amount of \$2,909. Judy will review the costs for printing and water, which were over budget. The \$175.00 printing credit from February will be posted during the month of May.

Architectural Control Committee:

Ron presented a summary of recent ACC activities. The Committee has reviewed plans for 5 new homes, 3 landscaping plans, 2 mailboxes and 1 gazebo. They have also addressed hillside maintenance and responded to inquiries concerning fencing and exterior paint colors.

New Business:

Property owners' files: Judy will check the files of property owners where violations are present or variances have been granted to be sure all pertinent information has been included.

Newsletter: A discussion was held concerning the Southview News. Pat will meet with the Communications Committee to discuss the formation of a newsletter staff and the possibility of publishing the newsletter every other month or quarterly.

Lot ownership: Judy will ask the HOAMCO Escrow department to verify the ownership of lot 142. She will also determine the legal owners of lot 133.

Lot 82: Ron investigated a complaint from the owners of lot 82 concerning stains on the rocks of their water feature. He determined that the stains were caused by run-off from an adjoining property.

Architectural Control Committee: Ron moved that the board accept John Hoy's resignation from the ACC and approve the appointment of Keith Norby. The motion was seconded and passed.

Inspection-Communication Log: Judy will e-mail her management report for the month of April.

Old Business:

FHA Disclosure: Jerry will make modifications to Jim Atkinson's letter concerning the FHA disclosure for the variance on lot 164. The letter will be published in the next newsletter.

Fencing Variance: The ACC recommended that a variance be granted to the owners of lot 100 allowing them to fence a portion of their back yard. The fence will enclose an area of 2,630 square feet, which is 6.86% of the lot. The Committee felt that a variance to the 5% rule should be allowed since adjacent property owners have no objection to the fence as proposed. The fence will be brown chain link and mostly located in a heavily vegetated area making it nearly invisible from surrounding property. Jerry moved that the board accept the ACC recommendation and grant the variance. It was seconded and passed.

Lot 25: The problems on lot 25 have not been corrected. Judy will send a second letter if necessary.

Web site Committee Report: The preliminary design of the Web site, scheduled to be available on April 26, has been delayed until mid May.

Bills: Dennis presented a bill from the attorney for \$379.42.

Open Space: Dale contacted the city of Prescott concerning the regulations governing the approximately 60 acres in Southview designated as open space. He reported that while these areas are zoned RA (residential) this property can not be built on nor sold. Dale will check to see what liability the Southview Homeowners Association has concerning this property.

Back Flow Valves: Dale contacted several companies which test back flow valves. All charged \$35.00 per valve. Dale moved that the Board authorize the expenditure of \$350.00 to have all ten valves tested, certified and reported to the city. It was seconded and passed.

Transition Committee: Dennis reviewed the latest communication from Chamberlain which included his cost estimates for chip sealing the private roads, repairing the entrance wall and correcting drainage problems. The Transition Committee will meet with Jim Atkinson to discuss the next step in the negotiations.

Adjournment:

The meeting was adjourned at 4:00 PM. The next Board Meeting will be held on June 8, 2004 at 2:00 at HOAMCO.

Respectively submitted,

Pat Gebhardt
Secretary

