

Southview Trails Community Association Minutes of the Board of Directors Meeting October 12, 2004

Call to Order:

The meeting was called to order by Dennis Knowlton at 2:00 PM. All members except Dale Funk were present. Also present: Diana Ramos of HOAMCO and Jim Murphey, Chairman of the Common Area Committee (briefly).

The minutes from the Board of Directors and Homeowners Association Meetings on September 11, 2004 were approved.

Treasurer's Report:

Jerry presented the report provided by Dale Funk. Total expenses for August were \$2,583.46. Total expenses for the first 9 months were \$27,957.52 resulting in a positive variance of \$1,098.48. The operating budget going into October is \$14,322.48.

Committee Reports:

Architectural Control Committee: Ron reported on the activities of the ACC.

Common Area Committee: Jim Murphey presented proposals for repainting the walls and lettering at the front entrance and for new plantings at the entrance and at the pump house area at La Questa and Evening Shade. Jerry moved that the entrance walls and lettering be done at this time and that the water for that area be shut off for the winter. Total cost will be \$254.57. Seconded and passed. The proposals for the planting will be considered in the spring.

New Business:

Fence Variance: A variance for a fence on lot 105 was approved. Ron will send an official letter of notification to the owners.

Rules and Regulations: Jerry moved that the Board approve the formation of a committee chaired by John Cuccinello to review the Rules and Regulations and ask John to consult with the board regarding recommendations for committee members. Seconded and passed.

Mail Box Variance: The board discussed a request from a homeowner for a mail box variance. The Board will ask the ACC for additional information and a recommendation.

Old Business:

CC&Rs: Ron moved that a copy of the draft of the revised CC&Rs be sent to our attorney for review and an opinion on removing Section Twelve (12) "Rights of Lenders".

Newsletter: An article will be written for the November newsletter advising residents who have a problem with dogs to call Prescott Animal Control.

Ballots for voting on the revised CC&Rs will be mailed in November.

HOAMCO Report:

Diana Ramos, the new Association Manager for Southview presented her report for the month of September.

Adjournment:

The meeting was adjourned at 4:00 PM. The next meeting will be held on November 9, 2004 at HOAMCO.

Respectfully submitted,

Pat Gebhardt
Secretary