

Southview Trails Community Association Meeting

Minutes of the Homeowners Meeting

September 11, 2004

The meeting was called to order by Dennis Knowlton, President, at 10:05 AM. In attendance were Board of Directors Dale Funk, Jerry Gaughran and Ron Gould, Diana Ramos of HOAMCO and about 50+ residents.

Introduction: Dennis explained the purpose of the meeting (Review the proposed changes to the CC&Rs). He had the residents introduce themselves as there were new residents there for the first time. An open discussion session will be held at the end of the meeting. Dennis then introduced John Cuccinello.

CC&R Presentation: John had slides with the changes and did a great job explaining them.

Chamberlain: Some people were concerned with changing the CC&Rs as eliminating Chamberlain's name from the CC&Rs might absolve him from Community problems that were his responsibility. Dennis explained that this condition in the negotiated settlement for \$30,000 had been scratched, even though Chamberlain had asked for it. Billy Bond suggested that we ensure Chamberlain still had insurance covering any Community problems that might arise.

Garage Doors: After considerable discussion, the majority of the residents agreed with the following statement - "The garage doors must be closed except when in use by the owner."

Parking: Jerry Alvarez read a statement and submitted it to the Board concerning 3:17. After much discussion most residents voted to remain with 3:17 as it is written in the current CC&Rs.

One Year Building Requirement after ACC Approval: A majority of the residents approved this change.

ACC Plan Review not to exceed 21 Days: The word “calendar” will be added to the change. There was no opposition to this change.

Alternates to the ACC: There was no opposition to this change.

The Board has the Power to Add and Budget Committees: There was no opposition to this change.

Adding the Three Amendments Approved by the Previous Board: There was no opposition to this change.

Adding a Provision That All State and Federal Laws Supersede These CC&Rs: There was no opposition to this change.

Note: Letters from Jerry Alvarez and Jim Sigmon were given to the Chairman of the CC&R Committee.

ACC Report: Ron presented a report provided by Don Myers, Chairman of the ACC.

HOAMCO: Diana Ramos was introduced by Dennis and she briefly talked about her HOAMCO responsibilities and efforts.

Open Session: The residents were in favor of an “October Fest” on October 9. The Christmas Party will be held on December 12 at the Phippen Museum. The theme is “Dress a child or bring a toy.” There will be a cookie exchange at Martha Galbreath’s on December 9. The men’s Book Club will meet at Larry Good’s this Wednesday.

Adjournment: The meeting was adjourned at 12:18.

Respectfully submitted;

Jerry Gaughran
Vice President and Assistant Secretary