

# Southview Trails Community Association, Inc.

## Annual Homeowner's Meeting Minutes

March 3, 2018

**Meeting Called to Order** – 9:30 am by Al West

### Board Member Attendees

Al West	President
Jim Nuber	Vice President
Ron Gould	Secretary
Lee Greene	Treasurer
Peter Wendorf	SACC Chair/Member At Large- Not Present
Ann Zdanowski	HOAMCO Manager

**Welcome-** Al West welcomed everyone present. New homeowners and first time Annual Meeting attendees introduced themselves.

**Guest Speaker-** Gerald Kimmet from the Sheriff's Jeep Posse gave a presentation to the Members on the history of the Jeep Posse.

**Introduction of Nominees-** Al mentioned that John Hoy resigned from the Board and Jim Nuber agreed to fill the position until the election. Al stated there were two positions open on the Board and introduced the nominees for the Board of Directors, Jim Nuber and Al West.

**Close of Election-** Al asked anyone who had not turned in their ballots to do so. The election was then closed.

**Proof of Quorum** – Received 107 ballots (45 required). Al West explained that when the Membership approved the changed CCRs in 2015, the quorum requirement was reduced from 51 percent to 25 percent.

**Approval of 2017 Annual Meeting Minutes** - approved without objections.

**Landscape Committee Report** – Presented by Jan Wendorf.

Please make sure you let someone on the Committee know if you see a leak in the irrigation, or place a rock on the curb close to the leak.

The Committee just completed a drive through the community with the landscapers.

They will be replacing a tree that blew down. The homeowner wanted to have a larger size tree put in, so the homeowner will pay the difference to have a larger tree installed.

If there are any special requests, please contact the Committee.  
Current members of the Landscape Committee are Bill Semplice, Sharon Dyson, Sharon Harris, Al West and Jan Wendorf.

Q. We have quite a few Aspen trees throughout the community. Is there any intent to keep them limited or will there be more of them?

A. The Aspen are not native to this area. The ones in the community have been there 15-20 years and are just exceeding their life span. We have been trying to replace them with trees the landscape company recommends, although we may replant some in selected areas.

Q. Aspens are self-propagating and we have noticed that the gardeners have cut down some of the new ones.

A. The landscape committee usually encourages the landscapers to put water on any new ones that are coming up.

Q. Is there anything that can be done about the people who walk their dogs and do not pick up after them?

A. It is unfortunate that people cannot pick up after their own pets.

Q. In other Associations, we have noticed that they have put up dog stations that have bags and trash cans.

A. This has been discussed in the past. Unfortunately, the people who do not pick after their animals will probably not go back to get a bag if there are any.

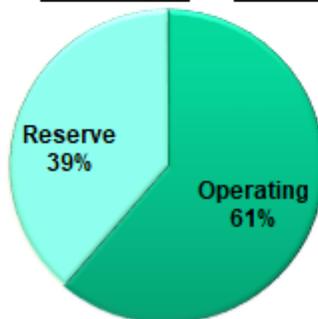
As a side note, Jan is collecting plastic bottle caps. They can be any type of cap, water bottle, ketchup, etc. For every bottle cap turned in, provides a minute and half of dialysis for someone. Jan has a friend living in Chino Valley whose child needs dialysis. If you would like to help, you can collect them and call Jan to come pick them up.

**Treasurer's Report** –presented by Lee Greene.



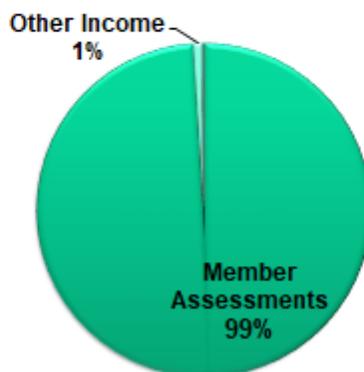
## BALANCE SHEET As of December 31, 2017 Assets

	OPERATING FUNDS	RESERVE FUNDS	TOTAL
Alliance Operating Checking	\$ 71,334	\$ -	\$ 71,334
Alliance Operating MM	18,658	-	18,658
Alliance Reserve MM	-	8,298	8,298
Alliance Construction Deposit	4,000		4,000
Metro Phoenix Reserve MM	-	51,137	51,137
<b>TOTAL ASSETS</b>	<b>\$ 93,992</b>	<b>\$ 59,435</b>	<b>\$ 153,427</b>



## OPERATING REVENUES As of December 31, 2017

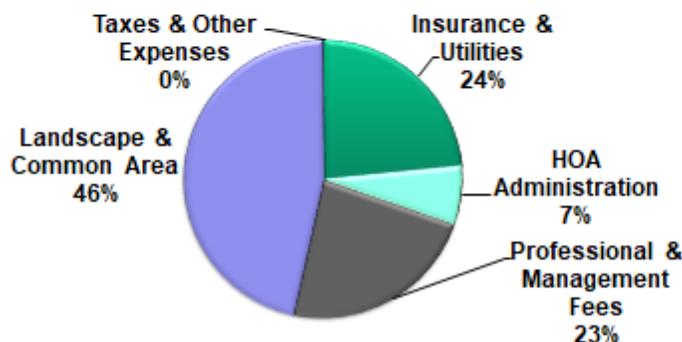
	ACTUAL
Member Assessments	\$ 54,450
Other Income	526
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 54,976</b>





## OPERATING EXPENSES As of December 31, 2017

	ACTUAL	BUDGET
Insurance & Utilities	\$ 10,087	\$ 8,482
HOA Administration	2,950	3,605
Professional & Management Fees	9,960	10,560
Landscape & Common Area	19,949	31,462
Taxes & Other Expenses	64	425
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 43,010</b>	<b>\$ 54,534</b>



Ron explained how the biggest expense for the Association is landscaping. They have had some big improvements to the entrance and roadways.

Q- What time does the water come on? If we knew when they came on, we could go out at that time at least once per month to make sure they are working properly.

A- Al explained that there are **ten** irrigation zones. They are staggered **so that they** come on at different times. Usually they are on early in the morning. In the beginning of spring when the landscapers turn on the irrigation for the first time, they will go around and inspect all the lines to make sure there are no leaks or issues.

Jan stated that she would find out what the schedule is and would put it into the next newsletter.

There were no further questions about the Financial Report.

### President's Comments-

- There was a question in the last Annual Meeting about the Reserve Study. One main item is the private roads the Association is responsible for. The City maintains the main roads, but we have to take care of all the private roads to the flag lots. When the City paves the streets, we do the private roads. The other main item is the landscaping and irrigation. According to the Reserve Study, we are in the medium range for funds.
- This past week the Sheriff's office tested the 'Code Red' system. In case of an

emergency in the area, if you are signed up, you will receive a notification via phone or text about it. To sign up go to [www.ycsoaz.gov](http://www.ycsoaz.gov)

- A safety barrier was installed next to the large drainage hole next to the sidewalk **near the top of** Southview. It is bare metal right now, but will be painted soon.
- Reminder to everyone to obey the posted **25 mph** speed limit. There are children in the community and we would like everyone to adhere to **be careful**. Please also remind any contractor who may be doing work at your residence of the speed limit as well
- The low water crossing **on LaQuesta is located** on private property. Please do not park there **or** walk on the private property. However, if there is ever an issue and Williamson Valley Road is shut down, we would be able to use the Private Access Road to get out of the community.

**Firewise Report** - Presented by Al West on behalf of Ken **Ireland** and Larry Gray.

There will be one **planned** brush cutting day in March and two in April.

**The Department of Forestry's** State Corrections **Firewise** Crew will come in and clear Country Park once they are able to schedule it. It will take about a week to complete. The crew is trained like Hot Shots and will be coming in with guards.

Q. How much land does Southview have?

A. Southview has approximately 70 acres of common area.

Q. Will they come up to our lot down to the creek?

A. No, it will be **about 60** feet on each side of the road.

There are **Southview Volunteers who will go out on certain days and times to do Firewise clearing**. We keep a roster of the volunteers and the hours spent for PAUWIC. They use that information to get grants. We are a certified Firewise community. Every year we have to send in paperwork on the Firewise work we have completed during the year. We get credit for the work we have done. We also get credit for the work individual homeowners do or have done on their own lots. You can turn your receipts in to Ann at HOAMCO or **Ralph Cuttone**.

There are different grants available; 100 % paid, 90% paid or 50/50 split. We have a special form to fill out regarding the hours you have spent working **doing Firewise work**. You can get the form from Ralph **Cuttone**. We have two Firewise signs posted. One is located at the entrance and one is posted by the creek.

A homeowner stated that there are a few insurance companies who provide a discount for being located in a Firewise Community.

Arizona has had such a bad year with regards to precipitation. The governor for

Arizona has issued more money this year for firefighting as they are expecting a bad fire season.

The Wildfire Expo will be held at the courthouse plaza on April 21<sup>st</sup>. Prescott leads the country with the most Firewise communities.

**SACC Committee Report** – Presented by Al West on behalf of Peter Wendorf who was absent.

- There were two new homes completed on lots 91 and 75.
- Lot 96 had a complete renovation.
- 7 Repaints
- 3 landscaping projects going on
- 3 reroofs
- Several minor exterior changes
- 2 new home constructions under review

Thank you to the SACC Committee Members: Frankie McCrary, Larry McCoy, Tom Roegge, Rick Wilson and Peter Wendorf.

Q- Have we ever received a cross reference of the new paint colors?

A- Yes, Peter and HOAMCO have the color palette. We were able to get Sherwin Williams to match the old Dunn Edwards colors.

A Homeowner wanted to acknowledge the work that Peter Wendorf has done for the SACC and homeowners. He is always very easy to work with and very accommodating.

#### **Open Forum:**

- Reminder that the Annual Picnic will be on June 9<sup>th</sup>.
- Suzette Conrardy did a great job putting together the new directory. If you see something that is incorrect, contact Suzette.

Q- Who is taking care of the flag?

A- It rotates between Ron Gould and **Al West**.

A homeowner wanted to acknowledge all the work Al West does for the community. He goes way beyond what is expected of a President.

Q- How do we get a copy of the new directory?

A- Suzette will update it first and **we** will have new ones made. Then you can ask Ann and she will send you one.

Phil Goode, homeowner and City Council member, wanted to let everyone know that the City is probably going to raise the water rates on high water usage. The City has a rebate program for rain water harvesting. There are very few landscapers or contractors who have the capability to install this type of system at

your home. The City has a plant palette for drought tolerant plants. Thirty percent of the City's potable water is used for irrigation. Average usage in the City is approximately 50 gallons per person per day.

Q- If you wanted to put in a rain harvesting system, would that need to go through SACC review? If there is a tank, would it be allowed to be visible?

A- That would be an SACC issue. It shouldn't be visible.

**Election Results-** Ann Zdanowski

Ann gave the election results. There were 93 Ballots received in this election.

**New Board of Directors:** Jim Nuber and Al West were elected to the Board of Directors. Positions will be announced after the next Board Meeting.

Meeting was adjourned at 10:59 **am** by Al West.