

# Southview Trails Community Association, Inc.

## Annual Homeowner's Meeting Minutes

March 4, 2017

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

### **Board Member Attendees**

Al West	President
John Hoy	Vice President
Ron Gould	Secretary/Treasurer
Peter Wendorf	SACC Chair/Member At Large
Ann Zdanowski	HOAMCO Manager

Joe Purcell, Director at Large not present.

**Proof of Quorum** – Received 107 ballots (45 required). Al West explained that when the Membership approved the change of quorum, the amount required had been reduced from 51 percent quorum to a 25 percent quorum.

**Introductions**- Al West introduced the existing Board or Directors and welcomed everyone present. New homeowners and first time Annual Meeting attendees introduced themselves.

**Approval of 2016 Annual Meeting Minutes** - approved without objections.

**Guest Speaker**- Eric Moore from Jay's Bird Barn gave a presentation to the Members.

**Introduction of Nominees**- Al West thanked the Members who were running for the Board of Directors in this election: Bruce Senkow, Lee Greene, Ron Gould, and Peter Wendorf.

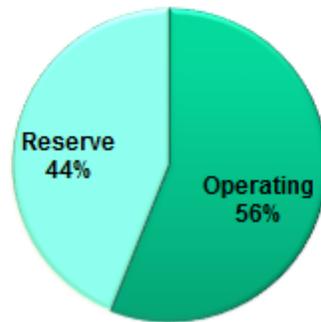
**Close of Election**- Al asked anyone who had not turned in their ballots to do so. The election was then closed.

Treasurer's Report –presented by Ron Gould.



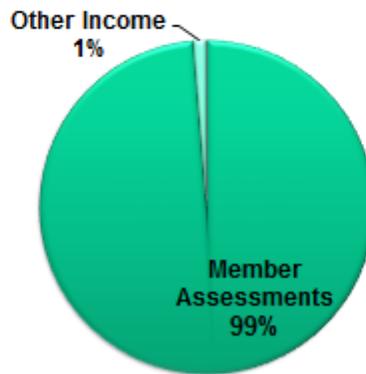
**BALANCE SHEET**  
**As of December 31, 2016**  
**Assets**

	OPERATING FUNDS	RESERVE FUNDS	TOTAL
Alliance Operating Checking	\$ 56,949	\$ -	\$ 56,949
Alliance Operating MM	18,620	-	18,620
Alliance Reserve MM	-	8,286	8,286
Metro Phoenix Reserve MM	-	50,983	50,983
<b>TOTAL ASSETS</b>	<b>\$ 75,569</b>	<b>\$ 59,269</b>	<b>\$ 134,838</b>



**OPERATING REVENUES**  
**As of December 31, 2016**

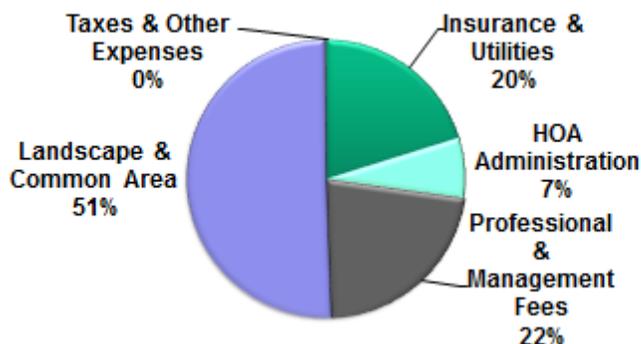
	ACTUAL
Member Assessments	\$ 53,460
Other Income	695
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 54,155</b>





## OPERATING EXPENSES As of December 31, 2016

	ACTUAL	ANNUAL BUDGET
Insurance & Utilities	\$ 9,148	\$ 7,436
HOA Administration	3,129	3,505
Professional & Management Fees	10,012	10,560
Landscape & Common Area	22,746	31,942
Taxes & Other Expenses	64	425
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 45,099</b>	<b>\$ 53,868</b>



Ron explained how the Budget is created and that the main issue the Association had in 2016 was with irrigation leaks so the water bills were higher than anticipated.

Q- The Reserve Study was completed about 10 years ago. Has there been any update?

A- Ann stated that it was done in 2003 and the update should be completed.

Q- Irrigation was included in the Reserve Study so why haven't they been replaced or upgraded?

A- Ron explained that it wasn't due to there being no money, it was because they chose not to do it at that time. Al stated that the Board had received a bid to fix one of the irrigation systems and it would cost \$14,000- \$15,000. We do need to look at the Reserve Study and update it.

There were no further questions about the Financial Report.

### President's Comments-

- Al told the Members that the water system would be turned on later in the month. This is the time when they find a lot of leaks in the irrigation lines. If a homeowner notices a leak, to contact someone so they can contact Jonny's to be repaired.
- There is an active Neighborhood Watch program in the community and recommends to the homeowners to say something if they see something.
- During the winter there are occasions when homeowners are not parking in the garage. Reminder to homeowners, that vehicles are supposed to be parked in the garage first. If the garage is full of vehicles, then they may park

one vehicle in the driveway.

- Al made a request to the homeowners to check the lighting at their mailboxes to make sure they are working. It is very helpful to first responders in case of an emergency.

Q- Mine is on top of the mailbox and it disturbs the neighbors view of the night sky.

A- You could install a lower wattage bulb.

Q- Is there a specific time of day they are supposed to be on?

A- Yes, from dusk to dawn.

- There is still an issue with speeding thorough out the Community. Al cautioned the residents to slow down. The speed limit is 25 MPH.

### **Firewise Report** - Presented by Al West on behalf of Larry Gray.

Southview Trails was successfully renewed as a Firewise participant in good standing.

In 2016 many residents participated in firewise volunteering. Al thanked them for all their work. Need to come up with a new solution for dealing with the open space. Al and Larry met with Arizona Department of Corrections Hot Shot managers to get a price on having an area made firewise. The price came to approximately \$6,000 - \$8,000.

Please provide Larry Gray with receipts of any firewise clearing you have done on your property in 2017.

Q- What if we do the work ourselves?

A- PAUWIC will give sweat equity credit to the community for the amount of time as well. Ralph Cuttone has the forms to turn in with the information or you can e-mail the date and number of hours to Larry.

Prescott Fire Department has a program for picking up large bundles of cutting. Their phone number is 777-1730. The program had been suspended for a time. If needed we might need to hire Jonny's to come in and shred for the residents on a specific day.

Al mentioned that Amazon and Fry's have programs that will donate a portion of your purchase to PAUWIC or you can go to [yavapaifirewise.org](http://yavapaifirewise.org).

### **SACC Committee Report** – Presented by Peter Wendorf.

Peter indicated that it has been a slow year.

- 3-4 Solar submittals, a couple remodels and one new construction.
- 13 Houses sold, 1 Lot sold
- Average price of home \$710,000, Average price of Lot \$165,000

The Members were reminded to make sure they submit an architectural form for approval before they start any modifications.

Peter recognized the other Committee members: Frankie McCrary, Rick Wilson, Tom Roegge, Larry McCoy, and himself.

Q- What is the cost to submit for a change?

A- It all depends upon the change being requested. Small jobs begin at \$25. The reason for having the fee is because HOAMCO will go out and visually inspect the job.

Q- There was an issue with the paint list. Is there a new list?

A- Over the years the list has been reduced, but we do have the list.

Q- Is there a cross reference of the old colors to the new ones?

A- Peter indicated that he has a copy of the list and so does the HOAMCO ARC Department. In case you are not aware, the HOAMCO ARC Department has moved and is in the Marlers Square location now.

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

The Committee did not get any new plants in 2016. Because of the higher temperatures all year, it was too hot. We did take some of the budget and removed some of the dead trees. We will hopefully be able to have some of those replaced this year.

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

If there are and special requests, please contact the Committee.

Current members of the Landscape Committee are Bill Semplice, Sharon Dyson, Sharon Harris, Al West and Jan Wendorf.

There were no questions regarding the Landscaping Report.

### **Open Forum:**

Q- Is it possible to get the directory electronically.

A- Ann said that she could e-mail it to requesting individuals.

A homeowner wanted to caution other homeowners about mold. They have mold in their home which causes symptoms similar to allergies.

Q- Could you describe the open areas in the Community?

A- When Southview was created, in order to be a Planned Development, the developer needed to make some common areas. So they took the space that they were not going to build on, and created open space. The majority of the space is hard to get to. There are a few smaller areas that are marked on the map if you look at it and one large tract south of Country Park Road.

Q- Can we walk across the access road that has been chained off?

A- That is a sensitive subject with the new owners. The Board has had several conversations with the owners. The developer did not deed the emergency egress route to Southview. It is deeded to the property owner. The owners

have been very adamant that they would like people to not walk across that property.

Q- If there is a fire how do we access that road?

A- The Fire Department, the Southview Board and Firewise committees all have access to the lock.

Q- Who is responsible for the asphalt access roads?

A- The Homeowners Association is responsible. When the City comes through to pave the streets in Southview, we hire their contractor to do those roads as well. We also pay for the snow removal on those roads.

Q- The snow was not removed in the past few storms.

A- We will make sure that those are taken care of in the future.

Q- Where are we at with the removal of the dead pines?

A- The Landscape Committee will work on it.

Q- There is a very large pine tree that died and we need to have it cut down. Will contact someone to do that.

A- Jan from the Landscape Committee said that they will make a list of trees that need to be removed. Then they might be able to get a better deal to include some of the ones that homeowners have also.

**Election Results-** Ann Zdanowski

Ann thanked Al for everything that he does for the community. He is very hands on with attending the President's Circle meetings and PAUWIC meetings. It shows how much he cares about Southview.

Received 97 Ballots in this election.

**New Board of Directors:** Ron Gould, Peter Wendorf and Lee Greene were all elected to the Board of Directors. Positions will be announced after the next Board Meeting.

Meeting was adjourned at 11:03am by Al West.