

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
SEPTEMBER 23, 2004**

The Board of Directors of the North View HOA held their regular scheduled meeting at 7:00 p.m. on September 23, 2004 at the Ponderosa Volunteer Fire Station on Imperial Valley. The meeting was called to order by Sharon Hill-Morris with a quorum of members present as follows: Sharon Hill-Morris, Mike Jones, Ron Rowan and Mindy Coward. Also in attendance were resident Stephen Pazune, Deputy R. F. Baack representing the Precinct 4 Constables Department and Tally Jenkins, CMCA®, AMS® representing Chaparral Management Co, AAMC®.

Resident Input: Stephen Pazune questioned the visibility of the Constables' on North Bend Drive. He advised that he hadn't seen them as often as in the past. Mr. Pazune further stated he attended the meeting to find out what was going on in the neighborhood, that more residents should attend the meetings and that the Board was doing a very good job.

Security: Deputy Baack reviewed the security report for the previous month and answered questions from the Board regarding the status of various reports.

Pool: The Board requested a work order be submitted to repair the toilet in the women's bathroom that is not flushing. Additionally, bids are needed to paint the guard room, storerooms, bathrooms, cubby box and to repair any plaster. Mike Jones requested Sweetwater Pools be contacted and advised that the trash had not been set out for 2 to 3 weeks.

Landscaping: The Board requested a work order be issued to mow the easement. The Board also advised that all of the setback area on North Bend was not mowed. Summit will need to be advised of this. The Board advised that they would like to have the easement mowed monthly in 2005.

ACC/Deed Restriction: The Board requested that letters be sent to a home in which the residents are parking on the grass, a home that places trash out prior to trash collection days and that a home under renovation be inspected to determine the status of the repairs.

Community Club: The Community Club is looking for volunteers for the Fall Festival to be held on October 23, 2004. A special meeting to recruit volunteers was scheduled for October 10, 2004 at 2:00 p.m. at the pool. Information regarding the meeting and Fall Festival will be placed on the events boards.

Minutes: Upon a motion by Mindy Coward, seconded by Sharon Hill-Morris, the Board unanimously approved the minutes of the August 26, 2004 regular and executive session meetings as presented.

Resignation of Director: Upon a motion by Ronald Rowan, seconded by Mike Jones, the Board accepted the resignation of Pat Hennessy from the Board. The Board thanked Pat for his years of service to the community.

Appointment of Officers: Due to the resignation of Pat Hennessy and upon a motion by Ron Rowan, seconded by Mindy Coward, the Board re-appointed officers as follows: President - Sharon Hill-Morris, Vice President – Mike Jones, Treasurer – Ron Rowan, Secretary – Mindy Coward.

Fall Festival: The Community Club will provide a calendar of events for their projected plans for the remainder of the year for review by the Board.

2005 Preliminary Budget: The Board began a review of the draft of the 2005 preliminary budget. The Board will schedule a date for a budget meeting to review the budget in more detail. There will be no change in the annual assessment rate for the upcoming year. Upon a motion by Mike Jones, seconded by Mindy Coward, the Board set the 2005 assessment rate at \$360.00.

Health Department Pool Codes: The Board was advised that the Health Department recently revised the codes relating to swimming pools. It is anticipated that the revisions will have a financial impact on most associations that will be several thousand dollars. Sweetwater Pools will be requested to provide a summary of the modifications needed at the pool and a quote for the related expenses. This information will be provided to the Board when received.

Newsletter: The Board discussed the problems Sharon Hill-Morris was having trying to produce the newsletter without a computer. Upon a motion by Mike Jones, seconded by Ron Rowan, the Board unanimously approved the Association's purchase of a computer to publish the newsletter at a cost not to exceed \$600.00 and the purchase of a digital camera to use for community events at a cost not to exceed \$300.00.

Electrical Repairs/Upgrades: There were no updates on the status of the electrical repairs/upgrades that are under consideration.

Storage Shed: The Board reviewed estimates for storage sheds from Select Property Services (SPS), Home Depot and Lowe's. Upon a motion by Sharon Hill-Morris, seconded by Mike Jones, the Board approved the quoted from SPS to build a shed using pressure treated wood, hardi-plank, concrete anchored 4x4's, shingles and paint to match the pool building. The Board will meet at the facility to discuss the placement of the shed.

Landscape Proposal: There were no updates regarding additional bids for the landscape proposal.

Reserve E: The Board discussed the options available to utilize the Reserve E for the enjoyment of all residents and requested a bid be solicited to install a walking trail on the south side of the easement. The trail should be two lanes wide, include benches in the middle and far enough from the Fenceline to permit the continuance of tractor mowing.

Monuments: There was no update on the status of plans for the proposed new monument at the facilities entrance.

Reserve Software: There was no update on the status of reviewing software to update the reserve study.

Adjournment: The meeting was adjourned at 8:45 p.m. The next meeting of the Board is scheduled for August 26, 2004 at the Ponderosa Volunteer Fire Department on Imperial Valley Drive.

Association Representative

Tally D. Jenkins, CMCA®, AMS®
Recording Secretary