

**NORTH VIEW HOA  
BOARD OF DIRECTORS MEETING  
MINUTES  
JULY 22, 2004**

The Board of Directors of the North View HOA held their regular scheduled meeting at 7:00 p.m. on July 22, 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 and Ron Rowan. Mindy Coward and Pat Hennessy were absent from the meeting. Also in attendance were residents Mike Klekar, Jewel White and Bill Jones, Sgt. Escobar representing the Precinct 4 Constables Department and Tally Jenkins, CMCA®, AMS® representing Chaparral Management Co, AAMC®.

**Resident Input:** Resident Mike Klekar was in attendance to appeal the denial of his application to install a flagstone mailbox by the Architectural Control Committee. Mr. Klekar advised the Board that he thought the contractor received ACC approval prior to beginning building the mailbox. Mr. Klekar also stated that he selected the flagstone because the bricks that match his home are no longer made; the mailbox will have a concrete cap when complete; will match the landscaping in the front of his home and he believes it blends aesthetically.

Jewel White was in attendance to address her concerns with the growth of trees on North Bend Drive. They are mature trees, which line both sides of the street and have grown upward and out toward each other several feet in height, forming a ceiling canopy. Ms. White expressed concerns that the trees posed a safety hazard and shuts out the sun. The Board advised that the trees are on the property of individual homeowners and do not represent a deed restriction violation.

Bill Jones was in attendance to inquire about the status of future landscaping and signage at the entrance of Imperial Valley and North Bend Drive. Mr. Jones was advised that the Board would relocate the events board from North Bend Drive to the intersection, once the building was complete at that location. Additionally, the Board advised that bids to begin landscaping the medians had been solicited. Due to the size and quantity of the medians, any landscaping would occur in phases and would be a multi-year project.

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

**Minutes:** Upon a motion by Mike Jones, seconded by Ron Rowan the Board unanimously approved the minutes of the June 24, 2004 regular meeting and the June 24 executive session meeting as presented.

**Landscape Proposal:** The Board postponed any action on the landscape proposal from Summit Landscape until the August meeting.

**Re-Keying of Facility:** The Board was advised that the re-keying of the facility was complete and keys were mailed to each director.

**Reserve Study Update:** The Board requested information on how to update the reserve study. Tally Jenkins will email information on reserve study software to Mike Jones for

consideration.

**Storage Shed:** The Board postponed any discussion regarding the storage shed until the August meeting.

**Signage:** The “Yard of the Month”, “No Trespassing” and “No Smoking” signs were distributed to the Board. The Board will be contacted when the new pool rules signs are complete.

**Adjournment:** The meeting was adjourned at 9:50 p.m. The next meeting of the Board is scheduled for August 26, 2004 at the Ponderosa Volunteer Fire Department on Imperial Valley Drive.

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Association Representative

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