

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
SEPTEMBER 27, 2007**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:30 p.m. on September 27, 2007 at the Ponderosa Volunteer Fire Station on Imperial Valley. The meeting was called to order by Mike Jones with a quorum of members present as follows: Sharon Hill-Morris, Mike Jones, and Belinda Shelby. Jesslyn Robinson and Ron Rowan were absent from the meeting. Also present were residents, John and Barbara Franks, Theresa Aguilar, Sylvia Cerda, Alan Hinton, Maxine Rounds and Paulette Anders, Cpl. Schultz, representing the Precinct 4 Constable's Department and Tally Jenkins, CMCA®, AMS™ representing Chaparral Management Co., AAMC®.

Annual Meeting: The 18 proxies required to hold the election were not obtained. The Board will continue to attempt to collect the needed proxies. The annual meeting was re-scheduled to be held just prior to the next regular meeting of the Board on October 25, 2007.

Homeowner Input: Barbara Franks stated that jagged pieces of glass were still in the damaged events board sign on North Vista. Mrs. Franks also advised the Board that as a result of a new law, residents that placed signs all over the subdivision could be fined. Information regarding the law will be placed in the newsletter. In response to a question about when the next newsletter would be distributed, Sharon-Hill Morris stated that it would be close to the Fall Festival. If not completed prior to the event, flyers will be distributed. Mrs. Franks requested that upon completion of the clean-up of the easement, it be mowed more frequently and that the blades on the mower be lowered so that the grass didn't get high as quickly. Additionally, Mrs. Franks requested that CMC's Compliance Department inspected the rear of the properties along the Fenceline on the easement. Mrs. Franks also requested that a list of projects completed by the Board be included in the newsletter, that the trees on the medians on North Vista be trimmed, that additional signs announcing the monthly meetings be ordered and inquired as to whether the Board had considered annexing the adjacent neighborhood. The Board said her requests would be taken under consideration and there was no interest in annexing the adjacent neighborhood.

A resident requested the Board contact Precinct 4 Community Service Department to request a 4-way stop sign at North Sky and North Place.

Community Club: Belinda Shelby reported the Fall Festival would be held on October 27, 2007 from 3:00 p.m. until 6:00 p.m.

Landscape: The Board requested the flowers at the pool monument be trimmed and the bushes to the right of the events board on North Bend be removed.

Security: Cpl. Schultz reviewed the security report for the prior month and reported that some car theft suspects had been apprehended. He also reported that the Department was establishing a criminal intervention team. As a result, more cops will be visible.

Minutes: Upon a motion by Mike Jones, seconded by Sharon Hill-Morris the Board unanimously approved the minutes of the August 23, 2007 meeting as presented.

Electrical Upgrades: Upon a motion by Mike Jones, seconded by Sharon Hill-Morris the Board approved the installation of a new electric panel which is required for the security system at a cost of \$1,500.00. The Board also approved the installation of an additional electric outlet to be installed by the tree in front of the park area.

Water Tap: The Board requested a proposal to install an additional water tap near the fence line, just prior to the picnic area.

UPS Backup/Monitor for Security System: Upon a motion by Belinda Shelby, seconded by Mike Jones, the Board approved the purchase of a UPS backup at a cost of \$1,319.00 and a monitor at a cost of \$265.00 for the security system.

Proposal to Grade Easement: The Board reviewed a proposal to grade the Reserve E utility easement was received from Summit Landscaping at a cost of \$151,200.00. The proposal includes bulldoze to grade low areas, move soil in an effort to remove all low spots that retain water. Precautions so as not to interrupt drainage patterns from rear of homes along the easement (Summit will assume no liability if this occurs) and bring in approximately 120 loads of bank sand to improve the overall drainage and eliminate low spots. The Board unanimously declined the proposal and will not seek any additional proposals.

Security System: The Board was advised that preparations were underway for the installation of the security system approved at the August meeting. The required renovations to the closet were scheduled to begin within the week. The electrician and Security Store will coordinate the installation of the conduit for the system after the closet renovations are complete.

Easement Clean-up: The Board was advised that Tom's Tree Service began the clean-up of the easement and anticipated that all the work will be completed by the end of the week.

Message Board for Pool Area: The Board was advised that Sign Solutions completed the building of the message board for the pool area and installation will be scheduled soon.

North Vista Events Board/Entry Monuments: The Board was advised that a meeting with the Permit Department has been scheduled for October 4, 2007 to obtain the required permits that will allow the Board to install monuments on the North Vista and Imperial Valley medians.

Maintenance Items Status: The Board was advised that the previously approved work order requests for the installation of the concrete pad at the storage shed, installation of a light inside the storage shed, the removal of the drywall inside the pump room and the replacement of the pump room doors were complete.

MUD Updates: The Board was advised that there were no new updates from the MUD and any future updates will be included as new business.

ACC Guidelines: There were no updates to report.

Adjournment: There being no further business, the meeting was adjourned at 7:55 p.m. into executive session to discuss the management contract. The meeting adjourned at 8:30 p.m.

The next regular meeting of the Board will be held on October 25, 2007 at the Ponderosa Volunteer Fire Department on Imperial Valley Drive.

Association Representative

Tally Jenkins, CMCA®, AMS™
Recording Secretary