

**NORTH VIEW HOA
BOARD OF DIRECTORS MEETING
MINUTES
December 6, 2007**

The Board of Directors of the North View HOA held their regular scheduled meeting at 6:39 p.m. on December 6, 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, Jesslyn Robinson and Belinda Shelby. Ron Rowan was absent from the meeting. Also present were residents Clementine Harrell, Michael Levand, Nancy Breikrevtz, Guadalupe Garcia and Jesus Garcia.

Present representing Chaparral Management Co., AAMC® were Tally Jenkins, CMCA®, AMS™ and Gloria Lee, CMCA®, AMS™.

Present representing the Precinct IV Constable office were Sergeant Kenneth Keys and Lieutenant F. David Escobar.

Annual Meeting: Ten (10) additional proxies are required to hold the election. 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 January 17, 2008.

Homeowner Input: Homeowners present requested time within the Open Meeting to discuss deed restriction violations, trash being thrown on Flood Control Property behind Enchanted Rock Drive and tree removal on owner lots.

Community Club: The Christmas Caroling festivities will take place December 15, 2007 as well as the judging for the Best Decorated homes within the community. A food drive is planned for the month of December up to Christmas Eve. A Board member will be located at the pool, December 15 and 22, to accept donations of food to be delivered to St. Luke 1st Missionary Baptist Church for distribution. The Ponderosa Fire department will hold their Annual Christmas Ride through the community on December 22, 2007 where Santa will gather the toys for Toys for Tots.

Security: Lt. David Escobar presented the report from the previous month's activity within the community. The report contained information concerning domestic arrest, criminal mischief arrest, vehicle vandalism, vandalism at the North View Pool Guard area and various citations issued for speeding.

Minutes: Upon a motion by Jesslyn Robinson, seconded by Sharon Hill-Morris the Board of Directors unanimously approved the minutes of the October 25, 2007 meeting.

2008 Budget: Upon motion made by Belinda Shelby, seconded by Jesslyn Robinson the Board of Directors unanimously approved the 2008 Budget to include the adjustment of the Community Club Expenses from \$9,000.00 to \$7,000.00.

Audit Engagement: Upon motion made by Sharon Hill-Morris, seconded by Jesslyn Robinson the Board of Directors unanimously approved the audit proposal for the 2007 Annual Audit, presented by Kevin McKenna, P.C., at a cost of \$1,400.00 noting there was no increase over the 2006 Audit expense.

Landscape: Upon motion made by Sharon Hill-Morris, seconded by Jesslyn Robinson the Board of Directors unanimously approved the Addendum Increase in the Landscape contract to reflect the 2007 Easement monthly mowing cost of \$600 increase to \$627.00 in 2008 and the 2007 Common area weekly contract increase from \$359.00 per visit to \$375.00 per visit in 2008.

Monument Sign Color Selection: Upon motion made by Sharon Hill-Morris, seconded by Mike Jones the Board of Directors unanimously voted to approve Selection "C" (LT-Gray with Black trim Signs Black with White text) Color Option for the Monument signs to be placed on Imperial Valley and North Vista Drive.

Security System: The specifications and proposal was received from Trim Electric. Chaparral has requested two additional bids from electrical contractors due to the total cost of the estimate from Trim Electric.

Cul-de-sacs Improvements: The Board of Directors reviewed the proposal for the placement of benches, similar to the benches at the pool and the park area, for the 9 (nine) cul-de-sac locations. The proposals were presented from Kraftsman Playground and Paik Equipment in the amount of \$480.00 per bench and Summit Landscape in the amount of \$650.00 per bench. The Board of Directors tabled action on the decision for further review of the areas noted for placement of the benches.

ACC Guidelines: The Board of Director reviewed the color pallet as provided by Pittsburgh Paints. The Board of Directors would like one additional pallet of colors to review before adopting a resolution for guidelines.

Computer Hardware: Upon motion made by Sharon Hill-Morris, seconded by Belinda Shelby the Board of Directors unanimously approved the purchase of a lap top computer, not to exceed \$1,200.00, for the maintenance of the Security Systems, Reserve Study software and the Access Systems software.

Legal Action: Upon motion made by Mike Jones, seconded by Sharon Hill-Morris the Board of Directors unanimously approved the following accounts for Deed Restriction enforcement action:

Northaire Drive
North Vista Drive
North Trail Drive
North Sky Drive
North Bend Drive

Adjournment: There being no further business, the meeting was adjourned at 8:20 p.m.

Association Representative

Gloria Lee, CMCA®, AMS™
Recording Secretary