

SFPOA Board of Directors Meeting
3/26/04

Dan was able to talk to bob Laughlin regarding Southfork. Bob will repair the perimeter fence and will sell the rights to the fence to the association for \$1.00. This would be an asset for the association.

Bob stated that the streets and drainage ditches in Southfork were built in compliance with the El Paso County DOT specifications. The county DOT signed off on the streets and that they will keep them in good repair, mow and maintain the drainage ditches and plow the streets in the winter.

Bob Laughlin also stated that if the county fails to plow the streets that if a minimum of 6 residents or more call them, they will have to take action and plow the streets. Phone - 520-6460

5706 John ross Ct - Who belongs to it?

Dan will check with the Better Business Bureau in CS to see if there is a Welcome Wagon to get information. Looking for ideas to set up a Welcome Wagon here in Southfork for new property owners.

Next meeting will be April 9th - 7PM at John and Terrie's.

**Southfork Property Owners Association
Board of Directors Meeting
4/16/04**

Meeting called to order by Dan Wilson

The Dumpsters were delivered 4/16/04 for the community clean up. Anything can be put in the dumpsters EXCEPT Chemicals or Refrigerators.

The Architectural Compliance Committee checked about 1/3 of the properties in the subdivision and has found 26 properties with violations.

A form letter is being drafted and will be sent from the Board of Directors rather than the Architectural Compliance Committee per the covenants.

The next meeting will be on Friday, April 23, 2004; 7PM at Dan's house

The agenda will be

Discussion and preparation for the May 15th Election/Budget meeting

Discussion for the Bar-B-Que on May 15th

Review the Budget

Review the ACC violations

George S. made a motion to apply for a Sam's membership card for the Association. All were in favor of the motion. The Secretary/Treasurer will get the cards and will have one for all board members.

**Southfork Property Owners Association
Board of Directors Meeting
6-05-04**

John Weaver, Dan Wilson, Virginia Truesdon, Terrie Weaver
George Steinfeld was not in town.

For the July 17th Property Owners Association, the meeting will be handled quite differently than the last meeting. We will follow the Roberts Rules of order. No one will be able to attend the meeting without signing in. Members will only speak if the Chair recognizes them and there will be a time limit on how long they can speak.

For the newsletter -
Pros and Cons on keeping the association
Ballot for the members to return (see below)

Per the covenants - to terminate the association is on Page 17. Article 29 sub section C #1.

For the Ballot:

Petition to Retain the Southfork Property Owners Association

Shall the Southfork Property Owners Association be retained for the purposes as stated in the amended and restated restrictive covenants as filed with the El Paso County Clerk on April 27, 1999.

YES NO

Property Owner - 1 vote per residence

Printed Name _____

Signature _____

Address _____

Only those petitions returned with a legible signature and address will be considered valid.

Petitions need to be returned no later than June 18th.

Southfork Property Owners Association
Board of Directors Meeting
9/24/04

Dan Wilson, George Steinfeld, Virginia Truedson, Terrie Weaver

Action items:

- Terrie to pick up Business Card stock and paper and envelopes for letter head.
- George will call Insurance companies for quotes on property liability on fence and bond ins on the directors.
- John still has to call the County on signs and get them to return the call.
- Terrie to print a list of property owners that still owe for 2003 dues.
- Terrie to print financials (P&L and Balance Sheet) for 10/6 meeting. Also a copy of check book.

Dan and George met with the lawyer – Leonard Rioth. Both approve the lawyer and he seems to be the one that will do a good job for us. Dan made notes that he presented at the meeting. One item – regarding the Carpenters letter – The lawyer will send a letter for 2003, 2004 assoc dues and will also add \$195.00 fee for himself. If it's not paid, then will file foreclosure paperwork on his property.

We need to set up a fine schedule – at the end of today's meeting Virginia made a motion to assess a fee of \$25.00 per day after the 30 day grace period on compliance with property clean up. George 2nd and passed by all.

Dan will run the letter head paper for us as all quotes received so far are too expensive. George made a motion to reimburse Dan for printer cartridges and paper to print the letter head and business cards. 2nd by Terrie. Passed by all.

Check on the possibility to put a Flag Stone with a plaque with Southfork name and "Covenanted Community" at each entrance to the development.

Mowing – The lawyer stated that before going onto the property, we must notify the home owner of the date they need to clean up and then after that date the assoc will take care of it and bill the property owner.

Fence – George will contact the lawyer to see who he recommends for an Insurance Company to get property liability ins and also for bond insurance on us.

George did put 2 dunks in each pond. Didn't put more than that because of being so late in the season.

Abandoned Vehicles are described as 1. No Insurance, 2. No License Plate and 3. Does not run (no matter what the year of the vehicle). If property owners wish to keep old vehicles without the above options, they must be kept in a building.

Commercial Vehicles will be discussed at a later date after some of these other issues get resolved.

Website – Will have a special meeting on 10/11 7PM at George's house and invite John Sabell to attend. (suggestion that he post information such as info regarding the culverts and numbers to call)

Virginia will call Clark and Gabrielle Wolfe for the 10/16 Association Meeting to use their storage shed.

Regular meeting on 10/6 at 7PM at Virginias house.

Southfork Property Owner's Association
Board of Directors Meeting
10/9/04

Dan Wilson, George Steinfeld, Virginia Truedson, Terrie Weaver, John Weaver

Action Items:

- John to check with the Post Office to see if we can purchase Certified Mail in quantity ahead of time
- Check with Pitney Bowes to see if they have the ability to do Certified Mail
- Pull a list of the people that haven't paid their 2003 dues to give to the lawyer to do liens

Dan talked to Jerry with Bestway Disposal regarding someone attending our Association Meeting next week. Someone will be there.

Regarding the returned ACC letters. George will take them

It was suggested to have the ACC committee members attend the first 15 minutes of the Board of Directors meetings to discuss the properties and letters being mailed. We will start the meetings at 6:45 pm instead of 7pm.

We will proof read the ACC letters before sending out and having George sign them.

The \$25.00 a day fine was thought to be a little excessive by John. Not all home owners would be able to afford such an amount. The thought behind the per day fine was to be an incentive for people to clean their properties up. If the ACC committee members see that an effort is being made, then fines would probably not be assessed.

Check on USPS.com regarding Certified Mail to see if we can purchase ahead of time.

It was noticed that behind the Arrehondo's residence on Ewing Ct, there is a barrel or tank that has gasoline in it. We will call the Falcon fire Dept to dispose of.

George contacted the Van Glider Advantage Insurance Co regarding the liability insurance on the Board members. The insurance company was to contact Dan, so far they haven't.

Did the lawyer send a letter to Eric Carpenter yet? George was under the impression that he had.

How or who is to clean up the construction material on the vacant lot on Southfork Dr.? It seems that Bob Laughlin is responsible.

Meeting was adjourned, The next meeting will be the Association meeting on Saturday, October 16th at 10AM.

Southfork Property Owners Association
Board of Directors meeting
10/23/04

Mike Cockrum talked to Dan regarding the letter from the ACC committee regarding the barbed wire.

5795 oil Baron – Brian Helm and 15526 Bobby Ct – Jason Quintana; semi trlr in back yard. Commercial Vehicles not allowed per Article 22 P&Q. Virginia will draft letters and get to George for signature.

Inspect properties to see progress – Dan and Virginia and George & Carol will drive around next weekend – 10/30/04. Then letters will be sent again. The 3rd letter will be from the attorney.

ACTION: Send a copy of the Association Meeting minutes that voted the association in to Eric Carpenter and the Lawyer.

No More ACC Business

Motion by George Steinfeld – Purchase magnetic signs to identify us as on association business. 3 sets. Moved and Seconded.

Dan will make ID cards for the board members.

2 colors of stationery 1 Gray for the SF Board and 1 for Blue for the ACC committee.

George will write a letter to the Falcon fire dept for an after action report regarding the fire at 14979 Clifford Dr. – Fredrick Meyer. Would like to collect things for the Meyer's but will need a storage area.

Signs for Southfork – 3' X 2' flagstone
Virginia will check with Don's
Carol will check with C&C Sand
Terrie will check with Pioneer

Insurance on the board members proposal is almost ready.

School bus sheds

Dan will talk to John Sabell to see what he found out with the Falcon School District.

The El Paso Telephone Web site is going away. John Sabell talked to Ron Badger about re-designing our website.

MOTION: To have Ron Badger design a new web site – Cost \$300.00 a year. It is a commercial site so we can advertise on it. Sell ads. Moved and Seconded. Carried

Next BOD Meeting – 9AM 11/6/04
Agenda – Report on properties
Include John Sabell

Need to file 2003 taxes. George will call Tom to see what he will charge to file a schedule H and 990.

Meeting adjourned.

Southfork Property Owners Association
Bod/Acc Meeting
11/6/04

Attending – Carol Hafer; Dan Wilson; John Weaver, Terrie Weaver, Virginia Truedson and John Sabell

The new Web site is WWW.SFHOA.com - all have approved it. We can set up a bank account for the property owners to pay their association dues on line

Newsletter today – Dan will include URL to the web site. Gabrielle is having a craft fair.

School Bus Shelters – No Problem – need to be portable because the bus stops change as children move in and out of development.

Need to do a letter that waives the school in not being responsible for any injuries for kids crossing ditch. That the school is not responsible to maintain the sheds. We will need about 4 or 5 shelters. The property owners where we need to put the shelters need to be contacted for permission.

Plaque for entrances – letters should be about 7” for Southfork... and 4” for Coveted Community. Black letters on Bronze.

Virginia to call on plaque prices

Carol will call Wilhelm Memorial

Might have to go with only one and wooden ones at the other entrances.

Add to the newsletter – “People have responded very well. Most people have tried to clean up their properties.”

ACTION: Pick up Blue paper for the ACC committee

Mow Vacant properties – Kantak 510-3250

Dan will get the addresses for Don Kantak to start mowing.

Insurance proposal

VanGilder – premium \$2088.00 for 1 year. Dan will get an estimate from his insurance broker. Have an answer on Tuesday.

Bob Laughlin is all but broke – We need our attorney to contact his attorney regarding the fence

ACTION: Print 2003 dues still owed. Dan will give to the attorney. Do 2nd billing for 2004 dues.

George talked to Tom Cline on the Form H & 990 tax forms. Needs them from Dan to look at.

Next meeting – November 17th – 6:30PM at Dan's House.

Meeting adjourned.