

SFPOA Board of Director  
Meeting 2/12/05

Quarterly Association Meeting - April 2<sup>nd</sup> – 11AM – 12PM  
Terrie to contact Clark & Gabrielle to use their building

George has a new e-mail address: [papameme03@jazzwireless.hnet](mailto:papameme03@jazzwireless.hnet)

George has sent letters to the Fire Chief and to the Board of Directors about what happened when the house burned here in the development. He never received a response from the Fire Chief and the Board of Directors meet on the 15<sup>th</sup>, so we're hoping we get a response after that.

Eric Carpenter – owed \$138.80 – He paid over that, so we need to refund him so that HE can pay the lawyer.

The ACC committee needs to send a letter to the house on the corner of Southfork and Pamela way that has the truck with no tires in front.

Spring Cleanup – May 7<sup>th</sup> 7 8<sup>th</sup>. Dan will contact Bestway for containers

They are looking at incorporating Falcon. The Falcon Herald has information and it would be of interest to us to have one of us represent the Southfork Development at the next meeting.

Carol Hafter was to check on the prices for the sign at the front entrance, BUT we may want to hold off on that until it's been decided how wide and what property will be used to widen Falcon Hwy.

Break ins – Contact the police to start a Neighborhood Watch program. Dan will put this in the newsletter. John Sabell was going to check when he went downtown, but we haven't heard from him yet.

School Bus Sheds – George and John looked at the shed in Falcon Heights. It's too heavy and anchored into the ground too well to move. John will get measurements and get estimates on wood from Home Depot for a 6' X 8' shed.

Next meeting – Monday, February 21 – 7PM @ Dan's house.

Southfork Property Owner's Assn  
Board of Directors Meeting  
2/21/05

Attending – Virginia, John, Dan, Terrie, Carol

Action Items:

- Cancel NetZero ISP                      Terrie
- Cancel Telephone line                  Terrie
- Call John Sabell to have the e-mail forwarded to Dan                  Terrie
- Call Clark & Gabrielle Wolff for Assn Mtg on 4/2/05                  Terrie
- Check with Sign companies on prices for temporary signs          Carol
- Get May and Aug 2004 bank statements for Dan                      Terrie

The SFPOA website is e-mailing John Sabell, would like to change the e-mail notification to the SFPOA e-mail. Discussed and since there are not that many e-mails, it was decided to save the expense of the phone bill and ISP charges.

Eric Carpenter's refund check has been cut, just need to draft a letter and mail out.

George had sent a follow up letter to the fire department. They met on the 15<sup>th</sup>, when George returns we should find out what transpired.

Add to the Agenda for the April 2<sup>nd</sup> Association meeting

- School Bus sheds for the kids
  - There is a liability of insurance with kids on other people's property
  - Possible damage to other peoples property by the kids
  - Liability to the assn if kids are hurt (jumping across ditches, climbing on the sheds)
  - No place near the road to place the sheds
- Neighborhood watch

For now, don't do anything with the Mike Cockrum property. Watch and see what happens.

Regis & Lisa Tournebene on Ewing ct are moving their house to build a basement. The ACC should be aware of it.

Rock Assn sign - \$1260.00 – Installation would be about \$500.00 to \$600.00 and tim Roberts would bill that separately.

Requested that the truck at 14905 Pamela Way be taken care of. Have tires put on the vehicle. According to Carol, Tony will be moving back into the house as soon as his lease is up where he is renting.

ACC Committee – Ask Nancy and or John Watters to replace David Griser

Mowing Properties – Dan talked to Mark from Rawhide properties. They have an asset management company to mow their properties. All we need to do is call them and they will do the mowing.

The next meeting will be Monday 3/7/05 7PM at John and Terries

SFPOA Board of Directors Meeting  
3/7/05

George made the suggestion to leave the cancellation of the Association's Internet Service and phone line up to the Association. Add to the Agenda for the association meeting on 4/2/05.

The Web Site for Southfork is - <http://www.southforkpoa.com/sfs/html/index.html>

George received a letter from the fire department on 2/23/05. They claim a letter had been mailed to Dan at his work address on 12/4/05. Dan never received that letter. The letter does not completely address all of our issues. George will call Dave with Aqua test to tell him what the fire chief said.

Temporary entrance signs.

Carol called Fast Signs and spoke with Kent. They have 3 different types of signs that could be installed, however, for our area with the wind factor only one is recommended. It is constructed of 1/2" wood with enamel baked on one side. It will be cheaper to make the sign 4X4 instead of 3X3. Less cutting on their part. The cost is \$450.00 for all 3 signs. Then all we need to do is buy the posts.

Sign O Rama was not helpful at all.

George will call Tony Jensen regarding the truck in the yart at 14904 Pamela Way.

George will cal David Griser about staying on the ACC committee. Apparently David expressed an interest in remaining in a letter to the ACC committee.

Dan will call John with the name and phone number for the asset management company to mow the Rawhide properties.

Dan will call Bob Laughlin about the fence now that it has been repaired.

Dan will call Neighborhood watch (the police) to attend the 4/2 Association meeting.

The next meeting will be March 21, 7PM at Georges house to discuss the 4/2 agenda.

**Southfork Property Owner's Assn**  
**Board of Directors Meeting**  
**3/21/05**

Agenda for the April 2<sup>nd</sup> – All Association Meeting

Temporary signs

Neighborhood Watch

Bus Sheds

Election coming up for Vice President, Treasurer and Secretary

Spring Cleanup – May 7<sup>th</sup> & 8<sup>th</sup> – go over do's and don'ts

Unleashed Dogs

Internet E-mail and Phone line

Budget and Election meeting for June

Summer BBQ/Street party

Questions brought up about the bond with the water dept now that Bob Laughlin is bankrupt

Dan found out that Eric Carpenter never paid the attorney fees, the attorney billed us instead of him and we paid not realizing that the bill was Eric's. Now we have to try to collect from Eric Carpenter. David suggested that it be a "live and learn" situation and write off the amount as a bad debt.

Saturday, March 26, Terrie and Dan will drive around the development and get new real estate agents, addresses and phone numbers for mowing this summer.

Terrie will call Bob Laughlin regarding transferring the deed to the fence.

John will call the Sheriff's dept for someone to attend the April 2<sup>nd</sup> meeting about the neighborhood watch.

Gabrielle went to Dan's house asking about the Neighborhood BBQ with a BUNCH of questions. We can answer at the meeting on the 2<sup>nd</sup>. One of which is will the Association buy the meat for the BBQ? David suggested giving them a budget amount and that is what they will be able to use for whatever is needed for the BBQ. Nothing voted on.

Kantak mowing contacted John regarding the mowing and is asking for a \$10.00 increase due to rising fuel costs. From \$50.00 to \$60.00. Motion, seconded and approved.

John forgot to get the Sam's cards for the assn members. He will do that before the next meeting.

The next meeting after the April 2<sup>nd</sup> association meeting will be Monday, April 25<sup>th</sup>, 7PM at Terrie and Johns.

Southfork POA Board Meeting  
July 18, 2005  
Sabell residence

Meeting called to order 7:00 pm  
Present: John Sabell, Chris Sgaraglino, Clark Wolff, and John Watters.  
Excused: Dave Greiser

Unanimous verbal approval of the following in the respective positions: John Sabell - President, Chris Sgaraglino - Vice President, John Watters - Secretary, Dave Greiser - Treasurer, and Clark Wolff - Member at large.

Discussion on the Pitney Bowes postage machine and the monthly rental fee. It was decided that the cost for the machine was not in the best interest of the association and that it would be much more reasonable to hand stamp correspondence and newsletters. The motion was made to return the Pitney Bowes postage machine. Chris S. Made the motion and Clark W. Second - passed

The Southfork water system is to be flushed on the 28th. Of July. Information to homeowners on this will be made available through the newsletter (soon to be out) and on the website

John W. Brought up a concern about the number of people that may not use the website and computers. He was concerned that the community member may not get the word about the flushing and that they need to not use their water during the test period as it may do damage to their water system. He was assured by John and Chris that every household would get the information through numerous avenues (newsletter, website, and personal contact if necessary).

The "tentative" date for the September POA Meeting will be the 17th.

Discussion on the Fall Cleanup - due to the fact that the current board is not sure of the financial status of the POA and that some members of the community are abusing the cleanup which is intended for paper, grass, tree trimming, and etc. - not refrigerators, hazardous waste materials, and etc. -- a motion was made by Chris S. And seconded by Clark W. "To cancel the fall cleanup until spring and at the same time prepare some guidelines for the cleanup".

Clark W. was asked by John S. To pursue the spring cleanup and prepare a plan of action as well as options for the cleanup ( use bins, coupons, etc.)

Discussion on signs in the Southfork community. Some signs are in need of repair and or replacement. John S. will contact the city/county on this matter.

Clark brought up the cars on the hill and asked what could be done about them. Since the cars are not licensed they do need to be concealed or removed. Action does need to be taken on this matter as this does not meet our covenants.

ACC committee - currently George has agreed to continue on this committee. In order to keep the communications and continuity between the board and this committee Chris S. will work with ACC as Vice President (currently Dave G. Is also on the ACC and Treasurer of the POA)

Chris S. Is working on a form for the ACC for community members to use to submit to the POA for approval/disapproval of their projects (this is for sheds, fences, barns, decks, etc.). This form will be accessible on the web site, or available at POA meetings or from board members. There will also be a disclaimer on the approval/disapproved form from the board about the regional permits.

Chris S. presented a plan of action for the first quarter for the SFPOA - copy on file.

John S. Informed to spend approximately \$125.00 on next newsletter (stamps and paper) - acknowledged by board.

Terms of office for board members were discussed. The following will hold office for 2 years - John Watters, Chris Sgaraglino, and Dave Greiser. The following will hold office for 3 years - John Sabell and Clark Wolf. Chris S. moved and Clark W. seconded - motion passed

With no further business meeting adjourned 8:15 pm.

Respectfully submitted:

John Watters  
Secretary