

Southfork Property Owner's Association
Quarterly Meeting
10/16/04

Agenda

Bestway Disposal Proposal
P7L & Balance Sheet
Website & E-mail
Lawyer Information

Resident's Beware.... There has been a roofer in the area that has been sending advertisements to people, being contracted to do work and then taking the residents insurance money and not performing the jobs. H.L. Hargus was the name used. Please check out who ever your contract to any kind of construction on your house.

Dan Wilson and George Steinfeld met with our attorney – Leonard Rioth. He has a lot of experience with Property and Homeowner Associations.

Some of the things the attorney helped with are

1. Those residents that have refused to pay their association dues for 2003, Mr. Rioth will file mechanic's liens. When these liens are filed, the attorney will at his fee to the lien - \$195.00 per hour.
2. Violations to the covenants. Even though the covenants state that board members can go on properties, Mr. Rioth said that it is not a good idea to go onto anyone's property. He gave us several suggestions on how to handle these violations.
3. Mr. Rioth suggested that we put signs up that advertise us as a covenanted community. For those of you that never received covenants at your closing, it is the responsibility for the title company to notify you and get you copies of the covenants. Mr. Rioth was informed that many property owners never received covenants. He will be investigating why this is happening. He will get back to us with the results, but depending on what transpired, property owners that did NOT receive covenants might be able to pursue legal action against the title company. George will get back to us on what Mr. Rioth says. We will post it on the Web site.
4. The white fence has not been transferred to the Association yet. Mr. Rioth said to wait till Bob Laughlin had made all the repairs to the fence before we take responsibility. We do not want to assume a liability. The property owners that have the white fence on their property need to duct tape areas where there was hail damage, so that it can be identified where repairs are to be made.

5. Association Dues – There will be 3 letters sent out. This will give the property owners opportunity to make payment before we turn past due properties over to the attorney.

ATV/Moped; GoCarts

One of our residents was kind enough to give us a copy of the various kids vehicles that the Police Department consider vehicles that if ridden on the street are in violation if they are not registered and have a Colorado State licensed operator. Copies are available upon request.

Southfork Property Owners WebSite

John Sabell is our Web Master. He has done an excellent job in setting up our site. Please go look at it and if you have any suggestions or updates, please let us know: www.elpasotel.net/~southfork

Some suggestions that have already been made are links to the Architectural Compliance Committee members e-mail and their phone numbers. There is also a link to John if there are any web suggestions or corrections that need to be made.

The current approved budget has been posted on the site. Click on the \$ link to see any breakdown of some of the budget items.

The Information page has a list of the officers and even though John Sabell is not a member of the board, he IS the Web Master. His information is available.

The Community page is for everyone to put whatever they would like. This is a free website, but there are some rules that El Paso County Telephone as restricted us to. We cannot put direct links to Real Estate agents, but we can list their names and phone numbers for those that are interested in selling their homes OR if you know of anyone interested in purchasing a home. We have posted calendar events for school districts and a host of other information.

Bestway Proposal for Trash company to take contract for the entire subdivision.

Dean gave us all their proposal. This proposal prices were if ALL residents signed up. Some highlights were:

- There would be no extra cost if we choose to recycle

- Minimum amount of people – Dean could not give us a number

- How long would we keep this pricing – We would be guaranteed for at least a year. However, most association contracts are usually 3 to 4 years, so we would probably be guaranteed for that long. They have a 3 – 5% increase after that.

- They will go up driveways if residents have forgotten to put their cans out.

- They feel that even though their prices might be a little higher, they perform some services that other trash companies do not.

1. If it is windy, they position your cart or cans so they will not blow away
2. If cart or cans aren't out they will look for them
3. If they can't find them, they will knock on the door to get them
4. They clean up after emptying carts and picking up bags
5. They take all moving boxes free for new residents
6. They pick up recycling the same day at no extra charge
7. If there is an extra charge for refuse items, they will call to get an approval before taking them.

Dumpster Charges – 1 yard - \$32.00 a month

2 yard - \$40.00 a month

They would not charge while properties are vacant. And any extra charges for residents would be identified on the bill with the address.

How many would want the board to pursue this to get other proposals? Vote was 9 properties

How many would want us to drop the issue – Vote was 11 residents

The proposal has been dropped.

We received a letter from a resident regarding school bus stop shelters. Last winter there were a number of children standing out for the bus and looking VERY cold. Most everyone thought this was a good idea.

It was moved and seconded for the board to pursue this. We will talk to the attorney, Mr. Rieth, to see what we need to do from a legal standpoint. We will talk to the school district about their requirements. It was also suggested to use portable shelters because the bus stops change frequently to accommodate the children's needs. John Sabell will check into this with the school district and post it on the web site.

Also, a resident suggested a BBQ or street party to get to know our neighbors. Everyone thought this was a good idea. Gabrielle and Clark Wolfe, Helen Wilson, Nancy Watters and Tammi will plan this event.

We want to thank everyone that used the Trash Dumpsters on Cleanup Weekend. Properties are looking a lot better.

The property on Southfork Drive that has the construction trash is being investigated. We believe the property still belongs to Bob Laughlin, but we will get it removed as soon as we can.