

Country View Homeowners' Association
2007 Annual Meeting
January 16, 2007
DRAFT

I. CALL TO ORDER

President Dan Schilling called the meeting to order at 7:00 pm. Other board members present were Mark Murray, John Kent and Patti Murray. Representing Community Association Management was Patti Hoster.

II. ROLL CALL

Patti Hoster verified a quorum was present with 20 members present and a total count of 72 ballots.

III. NOMINATIONS FROM THE FLOOR & CANDIDATE STATEMENTS

Nominations from the floor were called for. George Richmond was nominated and his name was added to the ballot.

Candidates Dan Rhodes, George Richmond, Kathy Kaminski, Dan Schilling, John Kent and Mark Murray gave a statement to the membership.

IV. FINAL BALLOTING AND POLLS CLOSURE

The polls were closed and the final ballots were collected. Homeowner Elaine Ciccone was appointed as election inspector along with Patti Hoster and Pam Passon from Community Association Management.

V. APPROVAL OF 2006 ANNUAL MEETING MINUTES

The minutes of the 2006 Annual Meeting were reviewed and approved with the following amendment to be added to the end of the minutes:

“Homeowner Patricia Baran made the following motion:

- That no Country View Homeowners Association funds be used to assist in the preparation of the homeowner’s proposal to construct a pool on common property at Country View.
- Harold Wagner seconded the motion
- A vote was taken on the motion. With the exception of homeowners Baran and Wagner, all of those present (including every Board member) voted against the motion.
- The motion was defeated.”

VI. PRESIDENT’S OVERVIEW OF PAST YEAR’S OPERATIONS

Dan Schilling gave a overview of the past year’s operations including the following:

Country View Homeowners' Association
2007 Annual Meeting
January 16, 2007
DRAFT

- Tree removals and thinning were completed behind the tennis and basketball courts.
- The cabana building and picnic area roof were painted.
- Vandals put graffiti on some of the tables and walls at the cabana. The police caught the vandals and the Board members cleaned up and/or painted over the graffiti.
- To help prevent vandalism Mark Murray installed a motion sensor at the cabana which causes a red light to go on at the front of the building whenever someone is in the table area behind the building.
- The City has assigned an address to the cabana to expedite any calls to the police in the event of vandalism.
- The Board periodically inspects the Barbados slide area to watch for any additional slippage. So far, everything appears to be stable.
- The V-ditches have been inspected and are being repaired

VII. TREASURERS REPORT

John Kent's reviewed the financial report for the fiscal year ending December 31, 2006.

- \$140,808 in Reserve account
- General and Admin – \$703 unfavorable YTD
Collection Costs – \$815 unfavorable YTD
Printing and Mailing – \$1,716 unfavorable YTD
- Contract and Maintenance – \$1,150 favorable YTD
V-ditch cleaning – \$3,639 unfavorable YTD
- Utilities – \$1,351 Favorable YTD
- Total Budget – \$1,798 Favorable YTD

A new reserve study has been completed and will be reviewed at the next board meeting. John indicated that a recap of the 2000 special assessment has been sent out to all homeowners. He also indicated that all requests ultimately cost all of the homeowners if it involves mailing or CAM's time.

VIII. ARCHITECTURAL COMMITTEE

Patti Murray reported that the committee processed 60 apps in 2006 with an average turnaround time of 10 days. Along with herself there are two other members on the committee, Michelle Murdoch and Trisha Kent.

IX. ELECTION RESULTS

The following election results were announced:

Dan Schilling – 43 votes	Dan Rhodes – 58 votes
John Kent – 54 votes	George Richmond – 18 votes
Mark Murray – 42 votes	Write-in Ed Ramirez – 1 vote
Kathy Kaminski – 58 votes	

Country View Homeowners' Association
2007 Annual Meeting
January 16, 2007
DRAFT

Dan Schilling, John Kent, Kathy Kaminski and Dan Rhodes will join Patti Murray on the 2007 Board of Directors. The Board will select officers at the next regular Board meeting in February.

Federal Tax Resolution – With 61 votes in favor it was approved that any excess of membership income over membership expenses for the fiscal year end shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.”

X. HOMEOWNERS FORUM

The following items were discussed:

- A homeowner inquired why a new reserve study hasn't been completed every three years as per the Davis-Sterling Act. The last one completed was in 2000. The Board felt it was prudent to wait until after the Barbados slide project was completed since the total cost of the project was unknown as well as the City's involvement in the project. Once the project was completed there was a more accurate account of the funds in the reserve.
- A homeowner asked how often the City resurfaces the streets. Mark Murray said the City works on a cycle and he will contact the Public Works Department to find out when the streets will be done next.
- An item will be added to the next newsletter reminding homeowners that the street sweeper comes every first and third Tuesday and that cars should be off the street.
- The City has stored construction materials on the corner of Alcosta Blvd. and Crow Canyon Blvd. Country View granted a right-of-way to the City for that area.
- Traffic Issues – The City determined that speed bumps are not warranted. They are still reviewing site distance issues at Jamaica & Barbados and Lanai & Tahiti.
- Assessment Recap Letter – It was clarified that the proposed retaining wall is on the northwest corner of the tennis courts and that the leveling of the courts is part of the \$20,000 earmarked for the retaining wall.
- The tennis courts are shifting causing a slight cracking but no more than to be expected.

XI. ADJOURNMENT

Dan Schilling adjourned the meeting at 8:52 pm.