

Country View Homeowners' Association
2008 Annual Meeting
January 31, 2008

I. CALL TO ORDER

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

II. ROLL CALL

Patti Hoster verified a quorum was present with 18 members present and a total count of 73 ballots.

III. NOMINATIONS FROM THE FLOOR & CANDIDATE STATEMENTS

There were no nominations from the floor. Candidates Russell Mauk, George Richmond 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. Homeowners Elaine Ciccone and Paul Cahalen were appointed as election inspectors along with Lynn Marie Contreras from Community Association Management.

V. APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES

The minutes of the 2007 Annual Meeting were reviewed and approved as submitted.

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

Dan Schilling gave an overview of the past year's operations including the following:

- Landscape improvements were completed at the tennis courts and cabana.
- New signage has been installed at the cabana area.
- An street address was assigned to the cabana.
- A bulletin board will be installed at the cabana to post meeting agendas and important notices.
- The website was down for a brief period. A new webmaster has been hired and the website is back up and will be updated on a regular basis.

VII. TREASURERS REPORT

John Kent's reviewed the financial report for the fiscal year ending December 31, 2007.

- \$133,760 in Reserve account
 - General and Admin – \$1407 unfavorable YTD
- Key areas:

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- Website - \$787 vs. \$150 budget
- Collection Costs – \$1370 vs. \$500 budget
- Meeting and Membership - \$1039 vs. \$500 budget
- Printing and Mailing – \$3019 vs. \$2200 budget
- Reserve Study - \$490 vs. 0 budget
- Contract and Maintenance – \$2,719 favorable YTD
- V-ditch cleaning – \$3,639 unfavorable YTD
- Utilities – \$204 Favorable YTD
- Total Budget – \$1,516 Favorable YTD

A new reserve study was completed and approved by the Board.

VIII. OPEN FLOOR FORUM

There was discussion on the City's proposed assessment increase for landscape and lighting along Crow Canyon Road. A few of the Board members and homeowners have attended the City's meetings regarding the assessment. There should be additional meeting in the future.

IX. ELECTION RESULTS

The following election results were announced:

- Russell Mauk – 45 votes
- Mark Murray – 58 votes
- George Richmond – 34 votes

Russell Mauk and Mark Murray will join Dan Schilling, John Kent and Dan Rhodes on the 2008 Board of Directors. Dan S. announced that the Board would select officers at a brief meeting following the Annual Meeting.

Federal Tax Resolution – With 58 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. ADJOURNMENT

Dan Schilling adjourned the Annual Meeting at 8:35 pm.

XI. ELECTION OF OFFICERS

Following the Annual Meeting the Board met briefly to appoint officers. The following appointments will be ratified at the February 7, 2008 Board meeting.

- President – Dan Schilling
- Treasurer – John Kent
- Vice President – Mary Murray
- Director – Dan Rhodes
- Secretary – Russell Mauk