

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 5, 2009

LOCATION: San Ramon Community Center

<u>I. ROLL CALL</u>	Dan Schilling – President	-Present
	Paul Cahalen – Vice President	-Present
	John Kent – Treasurer	-Present
	Russell Mauk – Secretary	-Absent with notification
	Mark Murray – Director	-Absent with notification

Also present: Patti Hoster from Community Association Management

II. CALL TO ORDER

The meeting was called to order at 7:00 pm.

III. APPOINTMENT OF OFFICERS

The Board appointed the following officers:

President – Dan Schilling	Secretary – Russell Mauk
Vice Pres. – Paul Cahalen	Director – Mark Murray
Treasurer – John Kent	

IV. HOMEOWNERS FORUM / VISITORS

The following homeowner was present:

Carrie Regazzi 200 Maui Ct.

The homeowner expressed concern about the spraying of pesticides in the open area as part of the weed abatement. Dan will get information on the pesticide and forward it to the homeowner.

V. REVIEW OF PREVIOUS MEETING MINUTES

The Board reviewed the following meeting minutes:

- December 4, 2008 Board Meeting – Motion D. Schilling, second J. Kent, approved 3-0
- 2009 Annual Meeting – Motion P. Cahalen, second J. Kent, approved 3-0

VI. TREASURERS REPORT

John Kent reviewed the financial report for the fiscal year ending December 31, 2008.

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\$126,548 in reserve account

Expenses-

General and Administrative – \$2,362 unfavorable YTD

Contract and Maintenance – \$4,646 favorable YTD

Utilities – \$1,648 favorable YTD

Total Expenses – \$3,929 favorable YTD

The Board voted to purchase the following CD's from the reserve account:

1 – \$15,000 – 30 day auto renewal

4 - \$25,000 ea. – 3 mos term

Motion J. Kent, second D. Schilling to approve the financial report 3-0

VII. OLD BUSINESS

There was no old business to discuss.

VIII. NEW BUSINESS

The Board reviewed the revised delinquency policy to coincide with the Associations quarterly payments. Motion J. Kent, second P. Cahalen, approved 3-0. The new delinquency policy will be mailed to all homeowners and added to the website.

John Kent proposed the installation of a bench in the tennis courts. He will research and give the Board information.

IX. MANAGEMENT REPORT

Patti Hoster reviewed all the correspondence sent and received since the last meeting.

Newsletter items are due to John Kent by March 20, 2009

X. REVIEW AND PREPARATION FOR NEXT MEETING

The next regular Board meeting will be on Tuesday, April 7, 2009 at 7:00 pm at the San Ramon Community Center.

XI. EXECUTIVE SESSION

The Board moved into Executive Session at 8:00 pm. to discuss violations and the delinquency report.

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XII. ADJOURNMENT

The meeting was adjourned at 8:50 pm.

Attested:

Date

Date