

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 8, 2007

I. CALL TO ORDER

A regular meeting of the Country View HOA Board of Directors was held at the San Ramon Community Center on February 8, 2007. Board members present were Dan Schilling, Patti Murraray, Kathy Kaminski and Dan Rhodes. Representing Community Association Management was Patti Hoster.

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

II. HOMEOWNERS FORUM / VISITORS

The following homeowners were present:

Janet McLinden	208 Maui Ct.	Lois Tsang	3412 Lanai Dr.
Paul Cahalen	604 Bali Ct.	Harold Wagner	201 Maui Ct.
Mark Murray	122 Samoa Ct.	Judy Phillips	2220 Tahiti Dr.
G. E. Richmond	2220 Tahiti Dr.	Patricia Olsen	105 Bahama
Ct.			
Robbie Rhodes	2240 Tahiti Dr.		

A homeowner asked if a back board could be put in on one end of the tennis courts. The Board said they would research it.

Dan Rhodes reported that some young adults were in the cabana area drinking and smoking. They were asked to leave and they did. Now that the City has assigned an address to the cabana the number will be mounted on the building to aid in reporting future incidents to the police.

The bathrooms at the cabana are normally locked due to past problems with vandalism. The are opened during Board meetings held at the cabana.

III. REVIEW OF PREVIOUS MEETING MINUTES

The minutes of the December 6, 2006 meeting were reviewed and approved as submitted.

IV. NEW BUSINESS

The Board members selected the following officers for the upcoming year

President – Dan Schilling	Secretary – Kathy Kaminski
Vice President – Patti Murray	Director – Dan Rhodes
Treasurer – John Kent	

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Kathy Kaminski will take the open position with one year remaining in the term. Patti Murray will continue as Architectural Chairperson.

Reserve Study – Dan Shilling, John Kent and Patti Murray have approved the draft reserve study. Copies were given to Dan Rhodes and Kathy Kaminski to review. They will let management know if it's approved.

Website – Dan Rhodes is the new webmaster for the website. The Board will review and approve all contents prior to posting. Starting with January 2007 minutes and newsletters will be posted on the website.

Patti Murray brought in the notice from the City concerning RV registration. It will be posted on the website and added to the next newsletter.

The Board requested that management get bids to revise the governing documents.

V. OLD BUSINESS

Traffic – After reviewing the various issues within Country View the City Traffic Engineer feels there is not enough traffic to warrant any changes.

Dan Schilling reported that the V-ditches have been repaired.

VI. MANAGEMENT REPORT

Patti Hoster reviewed all the correspondence sent and received since the last meeting. On the City's current Proposed 5-Year Street Maintenance and Rehabilitation Schedule the streets within Country View are to be resurfaced and slurry sealed in 2009.

VII. TREASURERS REPORT

The financial report for the period ending January 31, 2007 was reviewed.

\$142, 145 in reserve account

Expenses-

General and Administrative – \$792.12 favorable YTD

Contract and Maintenance – \$1,325 favorable YTD

Utilities – \$464 favorable YTD

Total Expenses – \$2,582 favorable YTD

In his absence John Kent sent a statement that the Board should leave the existing funds in the reserve study/account for the following reasons.

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- There is \$139,268 in the reserves and the study indicated that there should be \$140,409.
- The reserve study didn't account for any hill slippage.

- The reserve study is adequately funded and will prevent us from doing any special assessment in the near future

The Board was given the draft 2006 year end financial report to review and approve for distribution to the homeowners.

VIII. REVIEW AND PREPARATION FOR NEXT MEETING

The next meeting will be on Tuesday, April 3, 2007 at the Community Center at 7:00 pm.

The Board moved into Executive Session to discuss delinquencies and violations at 8:50pm.