

COUNTRY VIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
APRIL 1, 2008

**I. CALL TO ORDER**

A regular meeting of the Country View HOA Board of Directors was held at the Country View tennis courts on April 1, 2008. Board members present were Dan Schilling, Mark Murray, John Kent and Russell Mauk. Board member Dan Rhodes was absent. 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:

Pat Baran	2209 Tahiti Dr.	Paul Cahalen	604 Bali Ct.
Ray & Lois Tsang	3412 Lanai Dr.		

Dave Kruger and Jeff Gault from the City of San Ramon were present to discuss the City's proposed assessment increase for lighting and landscaping maintenance along Crow Canyon Road.

**III. REVIEW OF PREVIOUS MEETING MINUTES**

The minutes of the January 31, 2008 Annual meeting were reviewed. Motion M. Murray, second J. Kent to approve. 4-0

The minutes of the February 7, 2008 Board meeting were reviewed. Motion R. Mauk, second M. Murray to approve 4-0

**IV. OLD BUSINESS**

End of the year financial review – The email vote was not unanimous as required. Motion J. Kent, second R. Mauk to approve. 4-0

**V. NEW BUSINESS**

Basketball court – The Board reviewed the asphalt bids and selected the bid from Black Diamond Paving contingent on the bid being amended to include the section of walkway in front of the cabana. John Kent will contact Black Diamond. Motion J. Kent, second M. Murray to approve 4-0

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To facilitate the paving of the basketball court the Board decided to remove the large eucalyptus tree at the front corner of the cabana. Motion J. Kent, second D. Schilling to approve. 4-0 Dan to contact Purcell Landscaping.

The Board decided to have the inoperable water fountain removed from the cabana. Dan will contact Del Conte to disconnect and remove.

There are gophers in some of the common areas. Dan will contact an exterminator with the cost not to exceed \$300. Motion D. Schilling, second J. Kent to approve 4-0

Dan authorized the mowing company to spray Roundup in some areas of the common area to facilitate the upcoming weed abatement.

Dan reported that while unclogging the drains in the cabana bathrooms he found that there are tree roots in the lines. This should be checked periodically in the future.

#### **VI. MANAGEMENT REPORT**

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

#### **VII. TREASURERS REPORT**

John Kent reviewed the financial report for the period ending February 29, 2008.

\$136,507 in reserve account

Expenses-

General and Administrative – \$1,016 unfavorable YTD

Contract and Maintenance – \$2,500 favorable YTD

Utilities – \$783 favorable YTD

Total Expenses – \$2,266 favorable YTD

#### **VIII. REVIEW AND PREPARATION FOR NEXT MEETING**

The next regular Board meeting will be on Tuesday, June 3, 2008 at 7:00 pm at the Country View Tennis Courts

The Board moved into Executive Session at 9:05 pm. to discuss violations and the delinquency report.

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**IX. ADJOURNMENT**

The meeting was adjourned at 9:15 pm.