

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
APRIL 3, 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 April 3, 2007. Board members present were Dan Schilling, John Kent, Patti Murrar, Kathy Kaminski and Dan Rhodes. Representing Community Association Management was Patti Hoster.

The meeting was called to order at 7:04 pm.

II. HOMEOWNERS FORUM / VISITORS

The following homeowners were present:

Mark Murray	122 Samoa Ct.	Ray & Lois Tsang	3412 Lanai Dr.
Paul Cahalen	604 Bali Ct.	Pat Baran	2209 Tahiti Dr.
Robbie Rhodes	2240 Tahiti Dr.		

Paul Cahalen reported that the City work at Alcosta and Crow Canyon is blocking the entrance for the mower for the weed abatement. Dan S. will contact the City.

The A-frame signs have not been put up announcing the past two meetings. Notification of the 2007 Board meetings has been included in the quarterly newsletters and on the website. This meets the requirement of semi-annual notification as outlined in the Bylaws.

Michele Murdoch has resigned as the Neighborhood Watch liason. Robbie Rhodes reported that there are currently only two block captains and hopefully more will be recruited.

Robbie asked what initiates violation letters? Letters are done from drive through inspections by management and Board members and reports from homeowners.

III. REVIEW OF PREVIOUS MEETING MINUTES

The minutes of the February 8, 2006 meeting were reviewed and approved as submitted.

IV. NEW BUSINESS

The Fire Department has moved up the deadline three weeks for weed abatement. Dan S. will contact the contractor and will review the property with him to determine what areas need done.

A tree behind the cabana split. Del Conte will be contacted to remove the fallen part.

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
APRIL 3, 2007

Dan R. presented reflective numbers for the address sign at the tennis courts. The Board approved for them to be put on the corner of the tennis court fence.

Dan R. reported the following updates to the website:

Meeting minutes posted	Addition of tennis court key forms
Board email updated	Addition of new marquee
Governing docs made more user friendly	

Dan S. will meet with the landscapers to redo the area by the Country View sign at the cabana. The basketball court is scheduled to be redone this year. This could be tied in with the landscape renovation. Dan will ask the landscapers if this would help with irrigation work.

V. OLD BUSINESS

At the last meeting a homeowner requested a back board installed at the tennis courts. The Board decided to decline this request due to the noise.

VI. MANAGEMENT REPORT

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

- Dan S. will adjust the lighting on the monument sign at Crow Canyon and Tahiti Dr.
- The Board will order Private Property signs for the cabana area.

VII. TREASURERS REPORT

John Kent reviewed the financial report for the period ending February 28, 2007.

\$140,387 in reserve account

Expenses-

General and Administrative – \$1,326 unfavorable YTD

Contract and Maintenance – \$2,601 favorable YTD

Utilities – \$765 favorable YTD

Total Expenses – \$2,040 favorable YTD

John reported that the new reserve study is 99% funded and noted that there are no monies built in for possible future slope failures. He made a motion to maintain the money in the reserve account and approve the reserve study. The Board approved his motion.

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
APRIL 3, 2007

Reserve items coming up this year are asphalt sealing, monument signs, tree trimming and replacements and irrigation backflows.

VIII. REVIEW AND PREPARATION FOR NEXT MEETING

The next meeting will be on Tuesday, June 5, 2007 at the tennis courts at 7:00 pm.

The Board moved into Executive Session to discuss delinquencies and violations at 8:12pm.