

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 3, 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 June 3, 2008. Board members present were Dan Schilling, Mark Murray, John Kent, Dan Rhodes and Russell Mauk. 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.
Harold Wagner	201 Maui Ct.	Roberta Rhodes	2240 Tahiti Dr.
Scott Bargas	2367 Barbados	Donna Allen	79 Molokai Ct.
Lois Tharp	3412 Java Dr.	Mary Beth Sharkey	3401 Java Dr.

There was discussion regarding the water usage cutback by EBMUD. Dan S. said that Del Conte Landscaping is monitoring the usage.

2240 Tahiti – The homeowners waived right to be heard in executive session and requested that fines on their account be waived. They also distributed a letter from an attorney. Dan S. had responded to the homeowners by email on the Board's position.

III. REVIEW OF PREVIOUS MEETING MINUTES

The minutes of the April 1, 2008 Board meeting were reviewed. Motion M. Murray, second D. Schilling to approve. 5-0 with corrections to the spelling of Mark Murray's name.

IV. OLD BUSINESS

City of San Ramon Lighting & Maintenance Assessment – The Board will not take a position on the assessment. It will be left between the City and the homeowners.

Graffiti – Mark and Dan S. painted over graffiti at the cabana. A police report was filed due to the racial and obscene content.

Asphalt – The asphalt work on the basketball court was completed and a large eucalyptus tree was removed that was causing damage to the asphalt and walkways.

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 3, 2008

V. NEW BUSINESS

Day Cares – There have been reports of a day care operating in Country View. The Association can not prohibit the operation of day cares per the California Health & Safety Code. These facilities are governed by the State.

Weed Abatement – The tractor mowing has been completed. The hand mowing will be scheduled in the next few weeks. Weed spraying was done prior to the mowing which helped facilitate the mowing.

Dan S. reported that irrigation repairs were completed by Del Conte Landscaping at a reduced costs.

VI. MANAGEMENT REPORT

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

Newsletter items are due to John by June 20th.

VII. TREASURERS REPORT

John Kent reviewed the financial report for the period ending April 30, 2008.

\$132,555 in reserve account

Expenses-

General and Administrative – \$3,973 unfavorable YTD

Contract and Maintenance – \$4,290 favorable YTD

Utilities – \$1,527 favorable YTD

Total Expenses – \$1,843 favorable YTD

CAM requested approval to change collection companies to Allied Trustee Services. The Board requested to review contracts from Allied and Pro Solutions, the previous company. The contracts will be emailed to the Board. The decision was tabled until the August meeting.

VIII. REVIEW AND PREPARATION FOR NEXT MEETING

The next regular Board meeting will be on Tuesday, August 5, 2008 at 7:00 pm at the Country View Tennis Courts

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 3, 2008

The Board moved into Executive Session at 7:55 pm. to discuss violations and the delinquency report.

IX. ADJOURNMENT

The meeting was adjourned at 8:50 pm.