

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 5, 2007

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 5, 2007. Board members present were Dan Schilling, John Kent, Patti Murrery and Kathy Kaminski. Board member Dan Rhodes was absent. Representing Community Association Management was Patti Hoster.

The meeting was called to order at 7:02 pm.

II. HOMEOWNERS FORUM / VISITORS

The following homeowners were present:

Mark Murray	122 Samoa Ct.	Hedi Strand	203 Maui Ct.
Janet McLinden	208 Maui Ct.	Carrie Regazzi	200 Maui Ct.
Pat Baran	2209 Tahiti Dr.	Harold Wagner	201 Maui Ct.

A homeowner inquired about having a backboard installed at the tennis courts. The Board turned down the proposal based on maintenance and noise.

There was a request for garbage cans at the tennis courts. John Kent will research receptacles that can be attached to the fence.

Dan S. reported that the large mower weed abatement has been completed. The hand mowing will be completed in the next few weeks.

A homeowner reported that someone put a picnic bench in the common area, at the top of the hill behind Maui Ct. The Board was unaware of this and no request was made. The Board will look into it.

Someone attempted to remove the website. It is has been reinstalled in the original format. Meeting minutes and newsletters will be added in the future.

There were complaints about homeowners that don't clean up after their dogs. An item will be put in the next newsletter regarding this. The Board determined that installing 'doggie bag' dispensers was not cost effective and there was no central location for installation.

III. REVIEW OF PREVIOUS MEETING MINUTES

The minutes of the April 3, 2007 meeting were reviewed and approved as submitted.

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JUNE 5, 2007

IV. NEW BUSINESS

The City put in the sidewalk on Alcosta Blvd. but didn't include the driveway for tractors and emergency vehicles as outlined in the right-of-way agreement. Dan S. met with the City engineer and they will redo the curb.

Dan S. discussed proposals for landscape improvements. He will contact Del Conte regarding what irrigation improvements are needed.

Dan S. is ordering Private Property signs for the tennis courts and cabana area.

John will contact pavement companies to get bids on resurfacing the basketball court.

V. OLD BUSINESS

The fallen tree behind the cabana has been removed.

Mark Murray installed the lighted address sign at the cabana.

VI. MANAGEMENT REPORT

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

- The Board reviewed the proposal for revising the governing docs. A motion was made and passed not to revise the documents at this time.
- A homeowner requested that the minutes of the regular Board meeting include a reference as to what is discussed in Executive Session. This is already being done.

VII. TREASURERS REPORT

John Kent reviewed the financial report for the period ending April 30, 2007.

\$143,123 in reserve account

Expenses-

General and Administrative – \$3,546 unfavorable YTD

Contract and Maintenance – \$5,053 favorable YTD

Utilities – \$1,554 favorable YTD

Total Expenses – \$3,061 favorable YTD

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VIII. REVIEW AND PREPARATION FOR NEXT MEETING

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

Newsletter items should be given to John by June 20th.

The Board moved into Executive Session to discuss delinquencies and violations at 8:20pm.