

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 5, 2008

LOCATION: Country View Tennis Courts

<u>I. ROLL CALL</u>	Dan Schilling – President	-Present
	Mark Murray – Vice President	-Present
	John Kent – Treasurer	-Present
	Russell Mauk – Secretary	-Absent
	Dan Rhodes – Director	-Absent

Also present: Patti Hoster from Community Association Management

II. CALL TO ORDER

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

III. HOMEOWNERS FORUM / VISITORS

The following homeowners were present:

Pat Baran	2209 Tahiti Dr.	Tom Alvarez	614 Bali Ct.
Harold Wagner	201 Maui Ct.	Roberta Rhodes	2240 Tahiti Dr.
Patti Murray	122 Samoa Ct.	George Richmond	2220 Tahiti Dr..
Alan Schaer	21 Suva Ct.	Bill Flood	3420 Java Dr.
Ray & Lois Tsang	3412 Lanai Dr.		

Landscaping water usage – The water usage for irrigation is below the amounts mandated by EBMUD

Cabana access – There was an incident with the postal carrier locking his keys in the cabana bathroom. Management and the Board was not aware the carrier had a key. Because of liability and maintenance issues he was asked to return it.

Website – The website has not been updated with minutes and newsletters. Patti Hoster will contact the webmaster with updates. Roberta Rhodes volunteered her services as webmaster. The Board feels it is in the best interest of the community to hire an outside impartial party to maintain the website.

There are no upcoming reserve projects in the near future.

IV. REVIEW OF PREVIOUS MEETING MINUTES

The minutes of the June 3, 2008 Board meeting were reviewed. Motion M. Murray, second J. Kent, approved 3-0, with the following corrections:

- Day Care facilities are licensed by the State
- Add – The owners of 2240 Tahiti distributed a letter from their attorney.

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V. OLD BUSINESS

City of San Ramon Lighting & Maintenance Assessment – The assessment ballot failed. Homeowners met with the City to discuss what services may be cut.

VI. NEW BUSINESS

A motion was made to add to the minutes a roll call list of Board members in attendance. Motion M. Murray, second J. Kent, approved 3-0

VII. MANAGEMENT REPORT

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

The Board requested that meetings be added to the annual calendar and the calendar added to the website.

VIII. TREASURERS REPORT

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

\$121,087 in reserve account

Expenses-

General and Administrative – \$3,434 unfavorable YTD

Contract and Maintenance – \$1,820 unfavorable YTD

Utilities – \$1,923 favorable YTD

Total Expenses – \$3,332 unfavorable YTD

Motion M. Murray, second J. Kent, to approve the financial report 3-0

The Board voted to change collection companies to Allied Trustee Services. Motion M. Murray, second J. Kent, approved 2-1

The Board voted to send the following accounts to collections. Accts. 036014, 036076 & 036112. Motion M. Murray, second J. Kent, approved 3-0

IX. REVIEW AND PREPARATION FOR NEXT MEETING

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

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X. EXECUTIVE SESSION

The Board moved into Executive Session at 7:50 pm. to discuss violations and the delinquency report.

XI. ADJOURNMENT

The meeting was adjourned at 8:35 pm.

Attested:

Date

Date