

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 7, 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 August 7, 2007. Board members present were Dan Schilling, John Kent, Patti Murraray and Dan Rhodes. Board member Kathy Kaminski 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:

Mark Murray	122 Samoa Ct.	Paul Cahalen	604 Bali Ct.
Pat Baran	2209 Tahiti Dr.	Harold Wagner	201 Maui Ct.
Robbie Rhodes	2240 Tahiti Dr.		

The was a previous request for a backboard to be installed at the tennis courts. The Board declined the request due to noise and maintenance costs.

A homeowner inquired as to when meeting minutes will be added to the website. The Board is currently looking for a new webmaster. Once one is found the website will be brought up to date.

The words 'Homeowners Welcome' will be added to the A-frame meeting signs and to the meeting times listed in the newsletter.

III. REVIEW OF PREVIOUS MEETING MINUTES

The minutes of the June 5, 2007 meeting were reviewed and approved as submitted.

IV. NEW BUSINESS

The Board approved the purchase of a trash can to be mounted to the tennis court fence.

A tree behind 614 Bali Court was removed by the new homeowner. Dan S. will check the property line to see if the tree was on their property or in the common area.

The Board approved installing a 'No Vehicles' at the driveway into the open common area on Alcosta Blvd.

Dan S. ordered 'Private Property' signs for the tennis courts and cabana.

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 7, 2007

V. OLD BUSINESS

At the June meeting homeowners reported that someone had put a bench and seating area in the common area. The Board approved to have Del Conte Landscaping remove the bench and deconstruct the area.

John has received one bid for repairing and sealcoating the basketball court. He is waiting for one more bid.

The weed abatement of the common area is finished. While walking the area with the hand mowers Dan S. found three fallen trees behind Bahama Court. He will contact Ken Kincaid to give a bid for the removal of the trees.

The Board approved the Del Conte Landscaping proposals for irrigation and landscape improvements at the cabana area.

VI. MANAGEMENT REPORT

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

- 400 Oahu Court – Homeowner requested approval to paint only the front of their home. It was approved on the condition that it matched the rest of the home.

VII. TREASURERS REPORT

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

\$145,922 in reserve account

Expenses-

General and Administrative – \$2,170 unfavorable YTD

Contract and Maintenance – \$7,618 favorable YTD

Utilities – \$1,821 favorable YTD

Total Expenses – \$7,269 favorable YTD

VIII. REVIEW AND PREPARATION FOR NEXT MEETING

The next meeting will be on Tuesday, October 2, 2007 at the tennis courts at 7:00 pm.

Dan Rhodes read a statement to the membership and requested it be included in the minutes. Said statement will be attached to the meeting minutes.

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 7, 2007

The Board moved into Executive Session to discuss delinquencies and violations at 8:25pm.