

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 6, 2009

LOCATION: Country View Tennis Courts

<u>I. ROLL CALL</u>	Dan Schilling – President	-Present
	Paul Cahalen – Vice President	-Present
	Kathy Steigauf – Treasurer	-Present
	Russell Mauk – Secretary	-Absent with notification
	Patti Murray – Director	-Present

Also present: Patti Hoster from Community Association Management

II. CALL TO ORDER

The meeting was called to order at 7:03 pm.

III. HOMEOWNERS FORUM / VISITORS

The following homeowners were present:

Pat Baran	2209 Tahiti Dr.	Donna & Kurt Allen	79 Molokai Ct..
Ellen Masucci	3400 Lanai Dr.		

There was no business to discuss in homeowners forum.

IV. REVIEW OF PREVIOUS MEETING MINUTES

The Board reviewed the minutes of the August 4, 2009 Board meeting. Motion D. Schilling, second K. Steigauf, approved 4-0.

V. TREASURERS REPORT

Kathy Steigauf reviewed the financial report for the period ending September 30, 2009.

\$139,270 in reserve account

Expenses-
General and Administrative – \$1,936 favorable YTD
Contract and Maintenance – \$3,202 favorable YTD
Utilities – \$977 favorable YTD
Total Expenses – \$6,116 favorable YTD

Motion K. Steigauf, second P. Cahalen to approve the financial report 4-0.

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The Board approved to sent account 036095 to collections. Motion P. Cahalen, second K. Steigauf, approved 4-0.

The Board reviewed the engagement letter from Levy, Erlanger & Company to prepare the tax returns and year end financial review. Motion P. Murray, second K. Steigauf, approved 4-0

VI. OLD BUSINESS

There was no old business to discuss.

VII. NEW BUSINESS

The Board reviewed the draft 2010 budget. Motion P. Cahalen, second K. Steigauf to approve, 4-0. There will be no increase in dues.

Paul gave a report on the V-ditch inspection. He will get a bid for repairs.

A few homeowners have extended their backyards into the common area. They will be sent letters to move their fence back to their property line.

The underground drains need to be cleaned out. They were last done in 2002 by Dover Construction. Paul will get a quote for the work.

It was determined that the reserve study has allotted \$10,609 for V-ditch repairs and \$4,243 for drainage clean and repair in 2009.

VIII. MANAGEMENT REPORT

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

IX. REVIEW AND PREPARATION FOR NEXT MEETING

The next regular Board meeting will be on Tuesday, December 1, 2009 at 7:00 pm at the San Ramon Community Center. The Annual Meeting will be held on January 12, 2010.

X. EXECUTIVE SESSION

The Board moved into Executive Session to discuss violations and the delinquency report.

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XI. ADJOURNMENT

The meeting was adjourned at 8:35 pm.

Attested:

Date

Date