

COUNTRY VIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OCTOBER 5, 2010

**LOCATION:** Country View Tennis Courts

**I. ROLL CALL** Dan Schilling – President -Present  
Paul Cahalen – Vice President -Present  
Kathy Steigauf – Treasurer -Present  
Patti LaGuardia – Director -Present

Also present: Patti Hoster from Community Association Management

**II. CALL TO ORDER**

The meeting was called to order at 7:05 pm.

**III. HOMEOWNERS FORUM / VISITORS**

The following homeowners were present:

Harold Wagner	201 Maui Ct.	Alan Schaer	21 Suva Ct.
Jerrel Fielder	53 Jamaica Dr.	Jason Ying	3422 Bermda Ct.
Dan Rhodes	2240 Tahiti Dr.		

3422 Bermuda – Homeowner reported that he has finished using the common area next to the basketball court to access his backyard. Dan will check the common area.

53 Jamaica – The homeowner was following up on architectural applications he submitted for solar panels and painting the front porch.

**IV. REVIEW OF PREVIOUS MEETING MINUTES**

The Board reviewed the minutes for the August 3, 2010 Board meeting. Motion K. Steigauf, second P. Cahalen, approved 4-0.

**V. TREASURERS REPORT**

Kathy Steigauf reviewed the financial report for the period ending September 30, 2010.

\$146,739 in reserve account

Expenses-

- General and Administrative – \$1,415 favorable YTD
- Contract and Maintenance – \$810 favorable YTD
- Utilities – \$1,003 favorable YTD
- Total Expenses – \$3,228 favorable YTD

A CD expiring on November 12, 2010 will be renewed for 15 months.

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

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Accounts 036023 & 036130 will be sent to collections. Motion P. Cahalen, second P. LaGuardia, approved 4-0.

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

The Board reviewed the 2011 draft budget. Motion K. Steigauf, second P. LaGuardia, approved 4-0.

**VI. OLD BUSINESS**

The revised Architectural Policy was mailed to the homeowners for a 30 day comment period. The Board adopted the policy as written. Motion P. Cahalen, second P. LaGuardia, approved 4-0.

Paul will research wenchers for the tennis court nets. Resurfacing the tennis courts will be tabled until the spring.

Dan inspected the V-ditches with Ken Kincaid and identified any maintenance issues.

**VII. NEW BUSINESS**

2343 Barbados – The Board reviewed an architectural application for relandscaping the backyard. More information will be requested from the homeowner.

**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 Board meeting will be on Tuesday, December 7, 2010 at 7:00 pm at the San Ramon Community Center.

The Annual Meeting will be held in January. Kathy Steigauf will contact Crow Canyon Country Club about holding the meeting there.

**X. EXECUTIVE SESSION**

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

**XI. ADJOURNMENT**

The meeting was adjourned at 8:25 pm.

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Attested:

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Date

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Date