

Country View Home Owners Association,
San Ramon, California, Inc.
Board of Directors Meeting Minutes
October 6, 2015

LOCATION: Country View Tennis Courts

<u>I. ROLL CALL</u>	Dan Schilling – President	-Present
	Gladys Ford – Vice President	-Present
	Kathy Steigauf – Treasurer	-Present
	Christy Roland – Secretary	-Absent
	Patricia Molina – Director	-Present

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

There were four additional homeowners present. The following issues were discussed.

- Ground squirrels in the open area.
- Homeowner is dumping dirt/debris in the open space behind his home.
- Some of the trees in the open space are dying.
- A homeowner attended to discuss the color of his roof. He will provide alternative color samples.
- A homeowner attended to discuss his landscaping plans.

IV. REVIEW OF PREVIOUS MEETING MINUTES

The Board reviewed the minutes of the August 4, 2015 Board meeting. Motion D. Schilling, second G. Ford, approved 2-0-2.

V. TREASURERS REPORT

Kathy Steigauf reviewed the financial report for the period ending September 30, 2015.

- \$189,361 in Reserve account

Expenses:

- General and Admin – \$1,438 favorable YTD
- Contract and Maintenance – \$1,562 favorable YTD
- Utilities – \$1,641 favorable YTD
- Total Budget – \$4,642 favorable YTD

There were no new accounts to be sent to collections.

The Board review the draft 2016 budget. There will be a \$5 increase in dues in 2016. Motion G. Ford, second D. Schilling, approved 4-0

VI. OLD BUSINESS

Country View Home Owners Association,
San Ramon, California, Inc.
Board of Directors Meeting Minutes
October 6, 2015

There was no old business to discuss at this time.

VII. NEW BUSINESS

The Board reviewed a 10% increase in the contract with Del Conte Landscaping. The last increase was in 2005. Motion G. Ford, second P. Molina, approved 4-0.

The Board reviewed the draft reserve study and requested revisions. Motion K. Steigauf, second G. Ford, approved 4-0.

The Board reviewed architectural applications submitted.

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 held on Tuesday, December 1, 2015 at 7:00 pm at the San Ramon Community Center

X. EXECUTIVE SESSION

There was no business to discuss in Executive Session

XI. ADJOURNMENT

The open meeting was adjourned at 8:35 pm.

Attested:

Date

Date