

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
DECEMBER 4, 2008

LOCATION: San Ramon Community Center

<u>I. ROLL CALL</u>	Dan Schilling – President	-Present
	Mark Murray – Vice President	-Present
	John Kent – Treasurer	-Present
	Russell Mauk – Secretary	-Absent with notification
	Dan Rhodes – Director	-Absent no notification

Also present: Patti Hoster from Community Association Management

II. CALL TO ORDER

The meeting was called to order at 7:10 pm.

III. HOMEOWNERS FORUM / VISITORS

The following homeowners were present:

Harold Wagner	201 Maui.	Paul Cahalen	604 Bali Ct.
Pat Baran	2209 Tahiti Dr.		

A homeowner reported that the west gate of the tennis courts is not locking. The Board will check it and advise CAM.

IV. REVIEW OF PREVIOUS MEETING MINUTES

The minutes of the October 7, 2008 Board meeting were reviewed. Motion M. Murray, second J. Kent , approved 3-0

V. TREASURERS REPORT

John Kent reviewed the financial report for the period ending October 31, 2008.

\$124,741 in reserve account

Expenses-
General and Administrative – \$1,630 unfavorable YTD
Contract and Maintenance – \$2,196 favorable YTD
Utilities – \$1,390 favorable YTD
Total Expenses – \$1,953 favorable YTD

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

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The Board reviewed accounts ready to go to collections and recommended the delinquency policy by revised to coincide with the Associations quarterly payments. Motion J. Kent, second M. Murray, approved 3-0

VI. OLD BUSINESS

UBS notified the Association that their account was frozen and the funds moved to an interest bearing savings. The UBS reserve account was closed and the funds are being transferred to First Bank. Once the funds are transferred the Board will sign a CDARs agreement for the purchase of CD's. Motion J. Kent, second M. Murray, approved 3-0

VII. NEW BUSINESS

Board member Dan Rhodes has missed three consecutive Board meetings. Per the Bylaws, Article IV, Section 4.5.2 the Board has the power to remove him as a Director. Since this is the last meeting of his term the Board decided to take no action.

The Board requested that future minutes include if a Board member is absent with or without notification. Motion M. Murray, second J. Kent , approved 3-0

VIII. MANAGEMENT REPORT

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

Newsletter items are due to John Kent by December 20, 2008

IX. REVIEW AND PREPARATION FOR NEXT MEETING

The next meeting is the Annual Meeting on Thursday, January 29, 2009 at the San Ramon Community Center

The next regular Board meeting will be on Thursday, February 5, 2009 at 7:00 pm at the San Ramon Community Center.

X. EXECUTIVE SESSION

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

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XI. ADJOURNMENT

The meeting was adjourned at 8:25 pm.

Attested:

Date

Date