

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
DECEMBER 6, 2011

LOCATION: San Ramon Community Center

<u>I. ROLL CALL</u>	Dan Schilling – President	-Present
	Paul Cahalen – Vice President	-Present
	Kathy Steigauf – Treasurer	-Present
	Gladys Ford – Secretary	-Absent
	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

There were no additional homeowners present.

IV. REVIEW OF PREVIOUS MEETING MINUTES

The Board reviewed the minutes of the October 4, 2011 Board meeting. Motion D. Schilling, second K. Steigauf, approved 4-0.

V. TREASURERS REPORT

Kathy Steigauf reviewed the financial report for the period ending November 30, 2011.

\$158,435 in reserve account

Expenses-

- General and Administrative – \$2,229 favorable YTD
- Contract and Maintenance – \$2,221 favorable YTD
- Utilities – \$1,373 favorable YTD
- Total Expenses – \$5,825 favorable YTD

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

There were no new accounts to be sent to collections.

Acct. 036108 – Authorization to Record Notice of Default was signed.

VI. OLD BUSINESS

Monument Signs – This matter will be tabled until Spring.

Tree Trimming – The trees along Barbados were thinned out. Kathy reported a branch hanging from a pine tree next to the slide area.

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Tennis Court Resurfacing – The resurfacing of the tennis courts has been rescheduled until Spring. There are deeper cracks than anticipated and will need to be filled and repaired when the weather is warmer.

VII. NEW BUSINESS

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

Storm Drain Odor – Paul will meet with the manager of Cobblestone to determine what the issue is concerning odors coming from the storm drain system.

Storm Drain Flushing – Paul is working with the contractor to have the storm drains flushed out. This was last done in 2002. The Board authorized the work to be completed at a cost not to exceed \$6500. Motion P. Cahalen, second D. Schilling, approved 4-0.

VIII. MANAGEMENT REPORT

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

IX. REVIEW AND PREPARATION FOR NEXT MEETING

The Annual Meeting will be held on Wednesday, January 18, 2012 at 7:00 pm at the Crow Canyon Country Club. The Board authorized a budget of \$350 for refreshments. Motion D. Schilling, second P. Cahalen, approved 4-0.

The next Board meeting will be held on Tuesday, February 7, 2012 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 meeting was adjourned at 8:30 pm.

Attested:

Date

Date