

COUNTRY VIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
DECEMBER 7, 2010

**LOCATION:** San Ramon Community Center

<b><u>I. ROLL CALL</u></b>	Dan Schilling – President	-Present
	Paul Cahalen – Vice President	-Present
	Kathy Steigauf – Treasurer	-Present
	Patti LaGuardia – Director	-Absent

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:

Lois & Ray Tsang 3412 Lanai Dr.

There were no issues discussed in homeowner forum.

**IV. REVIEW OF PREVIOUS MEETING MINUTES**

The Board reviewed the minutes for the October 5, 2010 Board meeting. Motion K. Steigauf, second P. Cahalen, approved 3-0.

**V. TREASURERS REPORT**

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

\$149,085 in reserve account

Expenses-

- General and Administrative – \$2,146 favorable YTD
- Contract and Maintenance – \$3,149 favorable YTD
- Utilities – \$934 favorable YTD
- Total Expenses – \$6,229 favorable YTD

Motion K. Steigauf, second P. Cahalen to approve the financial report, 3-0

Two CD's expire on December 12, 2010. One will be renewed for 15 months and one will be renewed for 23 months. Motion D. Schilling, second K. Steigauf, approved 3-0

There were no new accounts to be sent to collections.

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**VI. OLD BUSINESS**

Dan received a proposal from Ken Kincaid for \$750 to clean the V-ditches and \$1200 to trim trees and clear underbrush. Motion P. Cahalen, second K. Steigauf, approved 3-0.

**VII. NEW BUSINESS**

The Board discussed the increase of ground squirrels in the common area. Paul will research installing owl houses as a preventative measure.

Dan will meet with vendors regarding resurfacing the tennis courts.

The Board reviewed a proposal from Del Conte Landscaping for the installation of a backflow cover. Dan will purchase the cover and install it.

**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 January 19, 2011 at Crow Canyon Country Club.

The next Board meeting will be on Tuesday, February 1, 2011 at 7:00 pm at the San Ramon Community Center.

**X. EXECUTIVE SESSION**

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

**XI. ADJOURNMENT**

The meeting was adjourned at 8:40 pm.

Attested:

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Date

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Date