

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 2, 2010

LOCATION: San Ramon Community Center

I. ROLL CALL

Dan Schilling – President	-Present
Paul Cahalen – Vice President	-Present
Kathy Steigauf – Treasurer	-Absent with notification
Patti LaGuardia – 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. APPOINTMENT OF OFFICERS

The following officers were appointed:

- Dan Schilling – President
- Paul Cahalen – Vice President
- Kathy Steigauf – Treasurer
- Patti Murray – Director

Motion P. Cahalen, second P. LaGuardia, approved 3-0

IV. HOMEOWNERS FORUM / VISITORS

The following homeowners were present:

Lois & Ray Tsang	3412 Lanai Dr.	Mary Beth Sharkey	3401 Java Dr.
Harold Wagner	201 Maui Ct.		

The homeowners at 600 Bali still have not finished the approved renovations to the home and landscaping. The Board has contacted the homeowners and they have complied with the Board's requests.

V. REVIEW OF PREVIOUS MEETING MINUTES

The Board reviewed the following meeting minutes:

- December 1, 2009 Board Meeting
- 2010 Annual Meeting

Motion P. LaGuardia, second P. Cahalen, approved 3-0.

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VI. TREASURERS REPORT

Patti Hoster reviewed the financial report for the period ending December 31, 2009.

\$141,962 in reserve account

Expenses-

- General and Administrative – \$2,402 favorable YTD
- Contract and Maintenance – \$4,458 favorable YTD
- Utilities – \$1,321 favorable YTD
- Total Expenses – \$8,182 favorable YTD

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

The Board decided to purchase four \$25,000 CD's for the following terms.

- 2 – 5 months
- 1 – 9 months
- 1 – 15 months

Motion D. Schilling, second P. Cahalen, approved 3-0

The following accounts will be sent to collections

- Accts. 036023, 036108 & 036130

Motion P. Cahalen, second D. Schilling, approved 3-0

VII. OLD BUSINESS

The Board ratified the unanimous email approval of the V-ditch clearing.

VIII. NEW BUSINESS

The Board reviewed the proposals for the reserve study update and selected Murray Joseph to complete the update. Motion P. Cahalen, second P. LaGuardia, approved 3-0

Reserve Projects – the Board will review the 2010 reserve projects in the Spring.

IX. MANAGEMENT REPORT

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

- Newsletter items are due to Paul by March 20th and to CAM by March 22nd.

X. REVIEW AND PREPARATION FOR NEXT MEETING

The next regular Board meeting will be on Tuesday, April 6, 2010 at 7:00 pm at the San Ramon Community Center.

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XI. EXECUTIVE SESSION

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

XII. ADJOURNMENT

The meeting was adjourned at 8:45 pm.

Attested:

Date

Date