

Country View Home Owners Association,
San Ramon, California, Inc.
Board of Directors Meeting Minutes
February 4, 2014

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	-Present
	Christy Roland – Director	-Present

Also present: Patti Hoster from Community Association Management

II. CALL TO ORDER

The meeting was called to order at 7:02 pm.

III. HOMEOWNERS FORUM / VISITORS

There were 5 additional homeowners present.

There were questions regarding the home based tutoring business in the community. The homeowner has obtained a Minor Use Permit from the City and has now requested a variance to the CC&R's from the Board.

IV. REVIEW OF PREVIOUS MEETING MINUTES

The Board reviewed the minutes of the December 3, 2013 Board meeting. Motion K. Steigauf, second G. Ford, approved 5-0.

The Board reviewed the minutes of the 2014 Annual Meeting. Motion K. Steigauf, second G. Ford, approved 5-0.

V. TREASURERS REPORT

Kathy Steigauf reviewed the financial report for the period ending December 31, 2013

- \$171,166 in Reserve account

Expenses:

- General and Admin – \$2,041 unfavorable YTD
- Contract and Maintenance – \$4,903 favorable YTD
- Utilities – \$14 unfavorable YTD
- Total Budget – \$2,849 favorable YTD

There were no new accounts to be sent to collections.

VI. OLD BUSINESS

The Board reviewed the request from the owner of 50 Jamaica Drive for a variance to the CC&R's to operate a home based tutoring business. Per the CC&R's an open hearing

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will be held at the April 1, 2014 Board meeting to review the matter. The required homeowners will notified of the hearing and given 30 days to submit written comments.

VII. NEW BUSINESS

There was no new business to discuss.

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, April, 2014 at 7:00 pm at the San Ramon Community Center.

X. EXECUTIVE SESSION

The Board moved into Executive Session to discuss delinquencies and violations.

XI. ADJOURNMENT

The open meeting was adjourned at 7:40 pm.

Attested:

Date

Date