

Country View Home Owners Association,  
San Ramon, California, Inc.  
Board of Directors Meeting Minutes  
April 1, 2014

**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
	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 7:15 pm.

**III. HOMEOWNERS FORUM / VISITORS**

There were 4 additional homeowners present.

There was discussion regarding the request for a variance to operate a home based tutoring business. Homeowner Pat Baran read comments from Pauline Komperda and Ray and Lois Tsang. Homeowner Carol Rossi read comments from Elaine Ciccone.

**IV. REVIEW OF PREVIOUS MEETING MINUTES**

The Board reviewed the minutes of the February 4, 2014 Board meeting. Motion K. Steigauf, second G. Ford, approved 5-0.

**V. TREASURERS REPORT**

Kathy Steigauf reviewed the financial report for the period ending February 28, 2014.

- \$174,011 in Reserve account

Expenses:

- General and Admin – \$100 unfavorable YTD
- Contract and Maintenance – \$2,508 favorable YTD
- Utilities – \$920 favorable YTD
- Total Budget – \$3,329 favorable YTD

There were no new accounts to be sent to collections.

The Board reviewed the end of year financial review and prepared by Levy, Erlanger & Co. Motion D. Schilling, second K. Steigauf, approved 5-0.

**VI. OLD BUSINESS**

An open hearing was held to review the request from the owner of 50 Jamaica Drive for a variance to the CC&R's to operate a home based tutoring business. The Board decided

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to grant the variance per the specifications outlined by the City of San Ramon in the Minor Use Permit that was granted. Motion P. Cahalan, second K. Steigauf, approved 4-1.

**VII. NEW BUSINESS**

A tree that was located in the backyard of 2240 Tahiti Drive fell on the tennis courts and damaged the fence. The tree has been removed and management has been contacted by the owners insurance company regarding the fence.

**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, June 3, 2014 at 7:00 pm at the tennis courts.

**X. EXECUTIVE SESSION**

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

**XI. ADJOURNMENT**

The open meeting was adjourned at 8:25 pm.

Attested:

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Date

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Date