

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
APRIL 5, 2011

LOCATION: San Ramon Community Center

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

Also present: Patti Hoster from Community Association Management

II. CALL TO ORDER

The meeting was called to order at 7:08 pm.

III. APPOINTMENT OF OFFICERS

It was determined that the directors would keep the same offices held the previous year with Gladys assuming the office of Secretary. Motion P. Cahalen, second D. Schilling, approved 4-0.

IV. HOMEOWNERS FORUM / VISITORS

The following homeowners were present:

Pat Baran 2209 Tahiti Dr.

There was a discussion on dogs running loose on Lanai Dr.

V. REVIEW OF PREVIOUS MEETING MINUTES

The Board reviewed the minutes of the February 1, 2011 Board meeting. Motion P. LaGuardia, second P. Cahalen, approved 4-0.

VI. TREASURERS REPORT

Patti Hoster reviewed the financial report for the period ending March 31, 2011.

\$153,998 in reserve account

Expenses-

- General and Administrative – \$1,353 unfavorable YTD
- Contract and Maintenance – \$4,186 favorable YTD
- Utilities – \$1,197 favorable YTD
- Total Expenses – \$4,030 favorable YTD

Motion P. LaGuardia, second G. Ford to approve the financial report, 4-0

The Board voted to send acct. 036013 to collections. Motion P. Cahalen, second P. LaGuardia, approved 4-0.

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A CD expiring on May 12, 2011 will be renewed for 15 mos. Motion P. Cahalen, second P. LaGuardia, approved 4-0.

The Board reviewed the end of year financial review prepared by Levy, Erlanger & Company. Motion P. LaGuardia, second D. Schilling, approved 4-0.

VII. OLD BUSINESS

Paul received the plans to construct owl houses and is able to get the materials at no cost.

VIII. NEW BUSINESS

Dan reported that the weed abatement will start in May and will be the same price as last year.

The Board reviewed a proposal from Del Conte Landscaping for landscape enhancements by the tennis courts. The matter was tabled at this time.

Paul is reviewing options to refinish the letters on the monument sign at Tahiti and replace the missing letters on the sign at Barbados. The brass letters that were stored at CAM were given to the Board.

IX. MANAGEMENT REPORT

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

- A site inspection with Board members was scheduled.

X. REVIEW AND PREPARATION FOR NEXT MEETING

The next Board meeting will be on Tuesday, June 7, 2011 at 7:00 pm at the Country View tennis courts.

XI. EXECUTIVE SESSION

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

XII. ADJOURNMENT

The meeting was adjourned at 8:30 pm.

Attested:

Date

Date