

COUNTRY VIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
APRIL 6, 2010

**LOCATION:** San Ramon Community Center

**I. ROLL CALL**

Dan Schilling – President	-Present
Paul Cahalen – Vice President	-Present
Kathy Steigauf – Treasurer	-Present
Patti LaGuardia – Director	-Absent with notification

Also present: Patti Hoster from Community Association Management

**II. CALL TO ORDER**

The meeting was called to order at 7:05 pm.

**III. HOMEOWNERS FORUM / VISITORS**

The following homeowners were present:

Lois & Ray Tsang	3412 Lanai Dr.	Janet McLinden	208 Maui Ct.
Harold Wagner	201 Maui Ct.	Trish Walker	212 Maui Ct.
Stella Hadjimarkos	205 Maui Ct.		

The homeowners on Maui Ct. discussed the increasing problem of wild turkeys. One homeowner has contacted Fish and Game and the City but they have been no help. Paul Cahalen said he would research remedies but the Association is not responsible for the removal of the turkeys.

A homeowner requested the status of two homes that have fences encroaching on the common area. The homeowners were contacted and the Board will follow up with the status of the fences.

There are lights out at the monument sign. Paul Cahalen has been working on these and will continue to do so. Homeowner Ray Tsang volunteered to assist Paul.

There is a light pole on Crow Canyon that was damaged and then removed. The light is the responsibility of the City.

**IV. REVIEW OF PREVIOUS MEETING MINUTES**

The Board reviewed the minutes for the February 2, 2010 Board meeting. Motion K. Steigauf, second P. Cahalen, approved 3-0.

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**V. TREASURERS REPORT**

Kathy Steigauf reviewed the financial report for the period ending February 28, 2010.

\$142,480 in reserve account

Expenses-

- General and Administrative – \$471 unfavorable YTD
- Contract and Maintenance – \$3,676 favorable YTD
- Utilities – \$927 favorable YTD
- Total Expenses – \$4,132 favorable YTD

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

The Board reviewed the end of year financial report prepared by Levy, Erlanger & Company. Motion K. Steigauf, second P. Cahalen, approved 3-0

There were no new accounts to be sent to collections.

**VI. OLD BUSINESS**

The Board discussed the proposal from Dover Construction for V-ditch replacement and flushing the drains. Paul will make a recommendation at the June meeting.

**VII. NEW BUSINESS**

The Board reviewed reserve projects for 2010. Resurfacing the tennis courts and replacing the windscreen is scheduled for this year. The Board will check the condition of both to determine if the work is needed at this time.

**VIII. MANAGEMENT REPORT**

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

- 3401 Java – the tenant submitted an architectural application. It will be forwarded to the owner for submittal.
- A drive through with the Board was scheduled for April 16, 2010.

**IX. REVIEW AND PREPARATION FOR NEXT MEETING**

The next Board meeting will be on Tuesday, June 1, 2010 at 7:00 pm at the tennis courts

**X. EXECUTIVE SESSION**

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

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**XI. ADJOURNMENT**

The meeting was adjourned at 8:45 pm.

Attested:

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Date

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Date