

COUNTRY VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 29, 2010

LOCATION: Country View Tennis Courts

I. ROLL CALL Dan Schilling – President -Present
Paul Cahalen – Vice President -Present
Kathy Steigauf – Treasurer -Present
Patti LaGuardia – Director -Present

Also present: Patti Hoster from Community Association Management

II. CALL TO ORDER

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

III. HOMEOWNERS FORUM / VISITORS

The following homeowners were present:

Vera Hwang	2216 Tahiti Dr.	Janet McLinden	208 Maui Ct.
Harold Wagner	201 Maui Ct.	Jill & Joe Chouinard	3420 Lanai Dr.
Jason Ying	3422 Bermuda Ct.	Bill Flood	3420 Java Dr.
Pat Baran	2209 Tahiti Dr.		

A homeowner asked why there is no longer a Country View sign at the entrance on Barbados. The Board did not remember a sign at that location but will look into it.

Homeowners wanted to know if the new white picket fence on the corner of Bali was approved. The fence was but the Board was not sure about the color.

Vehicles from Cobblestone HOA are parking on Barbados and Tahiti. The management company for Cobblestone will be contacted.

Homeowners on Maui Ct. are having an increasing problem with wild turkeys in their yards and nesting in the trees. It will be determined if any of the trees are in the common area and therefore the Association's responsibility.

The Association does pursue bank owned properties for maintenance of the lots, however, they are not always successful.

IV. REVIEW OF PREVIOUS MEETING MINUTES

The Board reviewed the minutes for the April 6, 2010 Board meeting. Motion K. Steigauf, second P. Cahalen, approved 4-0.

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V. TREASURERS REPORT

Kathy Steigauf reviewed the financial report for the period ending May 31, 2010.

\$142,492 in reserve account

Expenses-

- General and Administrative – \$719 unfavorable YTD
- Contract and Maintenance – \$7,298 favorable YTD
- Utilities – \$1,842 favorable YTD
- Total Expenses – \$8,421 favorable YTD

Two CD's are expiring in July. The Board approved to renew both for 5 months.

Motion K. Steigauf, second P. LaGuardia to approve the financial report, 4-0

The Board voted to send acct. 036131 to collections. Motion D. Schilling, second P. Cahalen, approved 4-0.

VI. OLD BUSINESS

The weed abatement has started and will continue on June 30th. Last year the weeds were not sprayed due to homeowner concerns. This resulted in the weeds being too large for the regular mowers and they will need to be chopped by hand, which will cost more. The next newsletter will address the need for spraying in the future.

The Board inspected the tennis courts and found some cracking. The Board will research companies for possible resurfacing of the courts.

The matter of V-ditch replacement and flushing the drains was tabled to the August meeting.

VII. NEW BUSINESS

A new irrigation timer, controller and valve were replaced.

The tennis courts, screens and cabana area were pressure washed. Graffiti was painted over at the cabana.

The owner of 3422 Bermuda requested approval for equipment to access his backyard through the common area for removal of his pool. The Board approved contingent on the homeowner being responsible for any damage to the common area.

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VIII. MANAGEMENT REPORT

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

- A drive through with the Board was scheduled for July 13, 2010.

IX. REVIEW AND PREPARATION FOR NEXT MEETING

The next Board meeting will be on Tuesday, August 3, 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.

XI. ADJOURNMENT

The meeting was adjourned at 9:15 pm.

Attested:

Date

Date