

**COUNTRY CLUB VISTA HOA**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**THURSDAY, JULY 14, 2011**

Board of Directors Present: President Ellie White, Secretary Michelle Marshall,  
Director Jane Fry and Director Joe Bako  
Absent: Treasurer Yolanda Aquino  
Management Present: Maria Aguayo, CCAM from Association  
Communications, Inc., Homeowner Association  
Management.  
Homeowners Present: 5 homeowners were present

**CALL TO ORDER**

President, Ellie White called the meeting to order at 7:00 pm, in the meeting room at the YMCA, Richmond, CA.

Stats at a glance as of June 30, 2011:

# of owner occupied homes: 563      which is excellent for lending  
#of offsite mailing addresses: 82  
# of delinquent accounts: 57  
Total delinquent \$48,106      in collections\$75,587  
Total fines billed \$200.00      YTD \$1,800.00  
Net Income: 12/31/07    12/31/08    12/31/09    12/31/10    6/30/11  
                  **\$181,971    \$260,313    \$237,855    \$225,949    TBD**

**COMMITTEE REPORTS**

**Architectural (ARC):** Tim Herring, Chair

The chair will provide a report prior to the meeting and has submitted his notice of resignation due to an increased work travel schedule. October 1<sup>st</sup> is the official resignation date which also completes 5 years of service as Chairmen.

**Hilltop Advisory Committee:** Michelle Marshall, Chair

Management to survey the “no parking signs” and ask the City to complete replacement.

**Landscape -** Linda Hofer, Chair

The committee reviewed the Fairways Community and asked for proposals for re-landscaping the Crossroads. We have reviewed the community for “hard pruning” and should have a recommendation by September. The fall beautification form was mailed to the owners.

Enclosed is the current tree replacement request log for your review and approval. A total of 14 trees should be replaced. (see page 6-7)

**Neighborhood Council –** Joe Bako Chair

**Neighborhood Watch -** Sheryl Palmieri, Chair

**Yahoo Group – Joseph Narvaez moderator**

## **Website**

### APPROVAL OF THE MINUTES

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the minutes of May 12, 2011, as written.**

### TREASURER'S REPORT

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve forwarding all accounts 90 days past due, in accordance with the collections policy, to ASAP Collections for further action: 007CR, 018TS, 036CR, 041FP, 051CY, 059AG, 061AS, 061CR, 075AG, 076, 079AG, 087FP, 114, 124, 148, 157, 159, 001, 001CY, 003CY, 004, 006CR, 013AS, 015, 025CR, 029, 031CR, 038, 043AG, 066AG, 114, 142, 143AG, 146AG, 159**

### ASAP Resolutions:

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve small claims on the following account(s): 177, 121, 015AS, 180, 040AS AND 002AS**

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve personal obligation on the following account(s): 017CY, 096AG, 072AG, and 050FP**

### HOMEOWNERS CONCERNS

New Owners:

Huixiong Dai & Weijie Zhang – 3970 Selmi Grove

Kwan Chiu – 3978 Selmi Grove

Asma, Ehsan, Eban & Sohab Hamdani – 821 Meadow West Ct

5/16/11 – Maria Llaga – 3502 Park Ridge Drive

5/16/11 – Xiaopeng Xu & Yn Lu – 747 Regents (off site owner)

5/27/11 – Audrey Comeaux – 857 Mulberry

352 Hawk Ridge—Owner received a notice regarding their fence and stained it red. We asked them to remove the red “paint” and they say its stain. **The Board to review colors and advise management.**

In January the Board agreed to allow the homeowners on Mulberry Court who painted the fence orange to repaint in a suitable color. **The Board to review colors and advise management.**

### NEW BUSINESS

07\_11\_2: Review of Contracts—The president requested this item be placed on the

agenda to discuss reviewing of all HOA related contracts such as management, landscape, etc. every five years. OPEN ITEM.

### UNFINISHED BUSINESS

- 05\_11\_1: Kinder Morgan Pipeline – Management was approached by this company in regard to review of the eucalyptus trees along the pipeline. Management met with a representative who states that they want to remove 17 volunteer eucalyptus trees on Woodglen and push the shrubbery back so that the yellow pipeline markers are visible from the air. The work will be done in the fall at no cost to the HOA. Management suggests you allow them to chip and spread the debris for weed control on May 26th. OPEN ITEM.
- 05\_11\_5: Summer Picnic – Date set for Sunday, August 21. The flyer is on the web and was mailed to all owners and tenants. OPEN ITEM.
- 03\_11\_1: Annual Meeting 2011 – The election inspector delivered the four volunteers balloting materials and extended the deadline to August 30, 2011. OPEN ITEM.
- 03\_11\_2: Security – Gates, Additional Patrols, and Cameras. TABLED ITEM.
- 03\_11\_3: Weed Abatement – Bodhaine Disking & Grading for \$17,000 to perform 3 cycles of weed abatement. 1st round completed 4/15, 2<sup>nd</sup> round completed 6/28. OPEN ITEM.
- 01\_11\_3: Goal Planning – TABLED ITEM.
- 01\_11\_5: Parking Stickers – OPEN ITEM.
- 11\_09\_6: Parcel B – Counsel has served the owners obstructing access with a notice to enter into alternative dispute resolution, they have declined and the Association can now sue. Alternatively you can meet with the owners and adjust the position of the fence to something mutually agreeable. As a reminder, this is the area on Meadowview where the rear area between the golf course and homes is landlocked by one owner. Joe Bako has reviewed the issue and knocked. Management to provide the phone number of the Brown's. Cell (415) 505-0295 and home (510) 243-0122. OPEN ITEM.
- 11-10-4: CPA – OPEN ITEM.
- 11-10-5: OSR Handrails – CLOSED ITEM.
- 11-09-6: Parcel B – OPEN ITEM.

### VIOLATION HEARINGS

3663 Park Ridge – Irrigation lines damaged from trash run installation

### ACTION ITEMS

**Next Schedule 2011:** 2<sup>nd</sup> Thursday 7 PM odd months– 7 meetings per year

Thursday September 8

Thursday November 10 - Budget Meeting

**Newsletter:** Include a statement of account.

March 10 - Completed

June 30 - completed

September 1

December

### ADJOURNMENT

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to adjourn the meeting at 8:50 PM.**

Respectfully submitted,

Jane Fry, Secretary for  
Country Club Vista Homeowners Association

**COUNTRY CLUB VISTA HOA**  
**2011 RESOLUTIONS**

January

Reserve Study—A motion is made and duly seconded and it is, therefore, unanimously resolved to approve a three year from the Helsing Group \$2,900, same as the original study in 2007.

Security—Parking Stickers – A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the purchasing of 4000 customized stickers at .37 ea. for \$1,850.

March

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve a donation in the amount of \$500 to help fund the NC and aid in continued progress.

Annual Meeting – A motion is made and duly seconded and it is, therefore, unanimously resolved to approve extending the ballot deadline to April 29<sup>th</sup>.

Weed Abatement – A motion is and duly seconded and it is, therefore, unanimously resolved to approve the proposal from Bodhaine Discing & Grading for \$17,000 to perform 3 cycles of weed abatement.

Open Board Position – A motion was made and duly seconded and it is, therefore, unanimously resolved to appoint Joe Bako to the Board of Directors. A second motion was made to appoint Ellie White as President, Michelle Marshall as Vice President, Yolanda Aquino as Treasurer and Joe Bako as Director.

Plaques – A motion was made and duly seconded and it is, therefore, unanimously resolved to approve the 23x30 metal signs at a cost of \$275ea as the sign of choice for future replacements and purchased by Management on an as needed basis.

July