

**COUNTRY CLUB VISTA HOA**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**THURSDAY, MAY 13, 2010**

Board of Directors Present: President Karry Wang Vice President Ellie White, and  
Director Jane Fry  
Board of Directors Absent: Secretary Michelle Marshall and Treasurer Yolanda  
Aquino  
Management Present: Caroline McCormick, CCAM, CMCA, from Association  
Communications, Inc., Homeowner Association  
Management.  
Homeowners Present: 16 homeowners are present.  
Committee Chairs: 1

**CALL TO ORDER**

Vice 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 April 2010:

# of owner occupied homes: **89%** which is excellent for lending

#of offsite mailing addresses: **11%**

# of homes owned by SCS: 0

# of homes on the market: none - average price is 60% of the 2006 value

# of delinquent accounts: **63** or **10** % in collections

Total delinquent **\$162,802** (up 10,000 since fall 2009)

# of violations: **54**, **2** hearings (down from 80 fall 2009)

Total fines billed **\$ 1700** YTD

Total unpaid fines **\$ 29,710**

Net Income	12/31/07	12/31/08	12/31/09	YTD
	<b>\$181,971</b>	<b>\$260,313</b>	<b>\$237,855</b>	<b>\$98,969</b>

**COMMITTEE REPORTS**

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

The Chair reports that 7 applications were received and reviewed since the last meeting. 2 denials three approval and three contingent approvals. We're seeing more applications for corrugated roof materials on awnings which are not consistent with the neighborhood.

**Garage Sale:** May 22

We have 11 families confirmed to participate. Management to place the ad and confirmed with .

**Hilltop Advisory Committee:** Michelle Marshal

Meeting with Bill Lindsay confirmed for 6/4/10 4 PM. Discussion items:

1. What have the CCV assessments from years 2000 - 2009 been used for? Can CCV become a gated community? Request community benefits as a result of the casino construction. Status of fence installation at soccer park, planter box replanting, and

reimbursements from City of Richmond? Confirm that the special tax district is for a period of 10 years. Also repair of the Wildflower fence from the car accident and the trespass area where deer fencing with barbed wire is often broken. Red Curb painting and faded stop signs throughout.

**Landscape** - Linda Hofer, Chair

Committee meeting held 4/22/ 12-2:30.

Management is requested to focus on replacement landscape material for the five tot lots, Markovich entry, and Spring Landscape Beautification. .

We have 10 lots on for spring beautification – plans are done

We reviewed all five parks and determine needed plant materials –

Proposals:

New street trees - \$700

End of Wildflower - \$2,080

Tot Lots	- #6 (Wildflower) \$2,100
	-#5 (Spider Park) \$5,395
	- #4 (Ship Park) \$3,600
	- #3 (small park) \$1,770
	- #1 (Tanglewood) \$2,580
	Total \$15,445

Markovich Entry - \$2,900

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the landscape proposals as presented.**

814-816 geysers (2) requires attention.

**Neighborhood Council** – Ana Cortez & Sarah Poshu

Meetings are sparsely attended. The 3<sup>rd</sup> Monday of the month is set for the meetings.

The beat cop for the Hilltop area reported that within CCV there are no violent crimes, 1 felony larceny, a couple attempted robberies, and a couple stolen vehicles.

Proposal to provide private security for the community would cost \$7/lot at 9AM to 4 PM Monday through Friday to \$20/lot for multiple patrols from VIP Security. Management to determine with the Treasurer if it is viable under the existing budget and put this item on the agenda for the next regular meeting in July.

**Website** -

Management to check into adding a forum to the website.

APPROVAL OF THE MINUTES

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the minutes of March, 2010, 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 civil collections policy, to ASAP Collections for further action: 021CR, 023AS, 056AS, 061CR, 063TS, 102TS, 120, 132, 175, 030TS, 031CR, 031CY, 032CR, 056AG, 120, 140AG, 146AG, 176, Need a motion to foreclose: 057AG - APN# 405-630-009-0,**

**Need a motion to resolve this as a personal obligation:093 - APN# 405-540-033-9, 016AG - APN# 405-630-004-1, 055FP - APN# 405-610-024-, 036 - APN# 405-550-017-9.**

#### HOMEOWNERS CONCERNS

Aditya & Saroj Kalia – 740 Monarch Court  
Yakob Araya & Belayenesh Woldegebreiel – 3976 Selmi Grove  
Donald Shelhart – 4043 Coleman (offsite owner)  
Lianbao Xiz & Kizohong Zhu – 220 Tanglewood  
Yang Zhang & Bo Wei - 749 Regents (off site owner)  
Yuchai Zhous & Feng Zheng – 723 Rock Rose

ACI-Added a form to the website for general suggestions in the owner only section.

812 Poppy Ct. no meter and no water service and the home is empty. Management to check the records.

3653 Park Ridge Drive

Reports that every recycle pick up day (Monday), an elderly woman comes to the neighborhood to go through the blue bin for recycle items (can, plastics, & ....). I don't mind. BUT!! When she makes a mess...mixing my sorted bins together & garbage on the floor! I'm upset. Is this legal for her to do that? Finding DOG FECES in my front lawn!!!! Dog owners should be more responsible!!!!

032CR is requesting you waive her late fees in the amount of \$40. Approve.  
On the violation report, 806 Meadowview should be 806 Poppy.

#### VIOLATION HEARINGS

The Board held 4 hearings, one was resolved and the other three are to be fined on the next occurrence of leaving the trash can out.

#### ARC APPEAL

Aileen Liggay- 866 Mulberry Court – stained fence  
Gladys De Leon – 864 Mulberry Court – “  
The Board takes the appeal under advisement.

848 Meadowview - Prefabricated 8x10 7 feet 3 inches tall. Denied for too tall.  
The Board approves the lattice extension.

1805 Cornflower – French door installation.

Take the comments under advisement and asks management to research model, determine if 1704 Larkspur installed the door or if the developer installed it, and plat map for the lot.

#### UNFINISHED BUSINESS

- 2-09-1: Flags – The HOA ordered 75 for delivery to Ken Kirton, City of Richmond, who will install n/c. Cost \$10,810.50. Installation to be completed by the end of May. Check installation at Markovich. CLOSED ITEM.
- 11-09-5: CPA – **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve, pending final Treasurer review, the CPA reviewed the financial statements for the fiscal year end 12/31/09. Management to distribute it to the membership.** CLOSED ITEM.
- 11-09-6: Parcel B – **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve, under CC 1363.07, that the area where the Brown's patio encroached into Parcel B is not of general use to the other owners and that the Browns will maintain it at their expense, if they sign a recordable agreement that they will be responsible for the area of the encroachment, do all the maintenance of the area, and indemnify and defend the HOA from any claims that the HOA should be maintaining it or that it is dangerous and someone gets hurt.** A fence is to be installed by SCS enclosing the yard and all impediments to parcel B shall be removed except for one locked gate (existing). OPEN ITEM.
- 1-10-2: Goal Planning – OPEN ITEM.
- 3-10-1: Annual Meeting – June 10<sup>th</sup> is our target date. Management to ask the landscaper to be the guest speaker. Management will handle refreshments. Hilltop mall rate is: \$200 and we can bring our own refreshments. You have one candidate, Joe Bako 847 Meadowview Drive, who is not in good standing – ARC violation due to estoppels inspection upon sale. OPEN ITEM.
- 3-10-2: Weed Abatement – Bodhaine Disking and Grading completed the first cut April 16. OPEN ITEM.

#### NEW BUSINESS

- 5-10-1: CC&R amendments – **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve, having Ann Rankin draft two governing document amendments to lower the quorum requirements for voting of directors, and institute rental restriction limiting rentals to 15%.** OPEN ITEM.
- 5-10-2: Doubtful Accounts - OPEN ITEM.
- 5-10-3: RCC Pool Party – Management to check with the treasurer about obtaining some possible dates for the Richmond Country Club. OPEN ITEM.

#### ACTION ITEMS

**Next Agenda:** 2<sup>nd</sup> Thursday 7 PM odd months– 8 meetings per year  
Thursday June 10 - Annual Meeting Hilltop Mall- Agenda: Update CC&R's – Rentals  
Thursday July 8 – Private Security (3 estimates)  
Thursday September 9  
Thursday October 7 – Budget Meeting  
Thursday November 11 – Insurance renewal

**Newsletter:** Need to mail the notice of Annual Meeting and the CPA review.

ADJOURNMENT

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to adjourn the meeting at 8:55 PM.**

Respectfully submitted,

Ellie White, Acting Secretary for  
Country Club Vista Homeowners Association

## **COUNTRY CLUB VISTA HOA 2010 RESOLUTIONS**

### January

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve joining Kasdan and Simonds suit against SCS on behalf of the HOA, subject to contract review and the absent Board members concurrence.**

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the proposal to plant Atlas Road including the irrigation for \$2,150.**

Flags – **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the purchase of flags for all the light poles on Rockrose, Monarch, Hilltop, Parkridge, Wildflower (management to make a final count). Banners to have just the graphic Estimate for 15 – 30” x 60” double sided vinyl banner and the brackets: \$1,500. City of Richmond to install.**

Hilltop irrigation – **Management to request a planting plan and proposal to irrigate from Landscape Committee/Trimacs.**

### March

Landscape - **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the landscape installation and irrigation repair on Hilltop inclusive of a 6% discount for a total expense of \$76,708. Management to apply for the funds from the escrow account.**

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the proposal for \$2,900 for Tot Lot Mulch.**

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the addition of boulders on the Wildflower path for \$1,000.**

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve replacing various street trees for \$3,500.**

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the contract from Gingrich Horticulture to provide gopher control for \$1,950 annually.**

### May

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