

**COUNTRY CLUB VISTA HOA**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**THURSDAY, JANUARY 14, 2010**

Board of Directors Present: Vice President Ellie White, Treasurer Yolanda Aquino, and Secretary Michelle Marshall  
Board of Directors Absent: President Karry Wang and Director Jane Fry  
Management Present: Caroline McCormick, CCAM, CMCA, from Association Communications, Inc., Homeowner Association Management.  
Homeowners Present: 1 homeowner is present.  
Committee Chairs: 1  
Guests: Richard Riley and Melissa Pasek of Kasdan and Simonds

**CALL TO ORDER**

Vice President Ellie White called the meeting to order at 7:34 pm, in the meeting room at the YMCA, Richmond, CA.

**HOMEOWNERS CONCERNS**

Two requests to waive the no-show fee of \$10/person from the BBQ were reviewed. One request from Coleman Circle to waive fines was reviewed. The Board will take the issue under advisement.  
Management is requested to remove both chairs at Tot Lot 6.  
It is reported that there is a hopping cart at Tot Lot 5 in the ditch and graffiti on the play equipment (Spider Park).  
Management to perform an inspection to review Christmas decorations removal by the end of the month.

**APPROVAL OF THE MINUTES**

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the minutes of November 2009, as written.**

**GUEST SPEAKER**

Richard Riley, Kasdan and Simonds, the attorney for the 200 or so homeowners pursuing SCS discussed potential common area defects with the Board. **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.**

**COMMITTEE REPORTS**

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

The Chair provided a written report. Management to coordinate with the chair an approved replacement style fence and preferred vendor preferably with a group discount.

**Hilltop Advisory Committee:** Michelle Marshal

City Planner Bill Lindsay requests a meeting with the Board between 4 and 5 on a weekday. Management to query the Board for potential dates in February.

Fencing around the soccer fields- Country Club Vista has a temporary bright orange safety fence. Tony Norris asked the homeowners to come back to us with ideas of type, style and cost of a replacement fence.

In reviewing options with the experts, the best looking option would be a powder coated aluminum fence (similar to wrought iron but no maintenance). It comes in a variety of styles including chain link. Borg Redwood Fences, Pleasanton, is the recommended vendor for price workmanship and can qualify for City work.

Michelle Marshall to follow-up with the City including providing the suggested plant choices for the planters at Richmond Parkway at Atlas and Hilltop.

**Landscape -** Linda Hofer, Chair

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

The committee developed a list of acceptable street trees for the community from which to choose replacements.

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

Neighborhood Watch – the information is on your website under community info. I have contacted Michelle Milan at RPD for the detailed info to start a watch group. There is a community email alert that we can sign up for on the link. I included a two page info sheet in the newsletter and set up a meeting hosted by the NC in February.

Management to inform the NC that they can meet at 6:30 before the Board meeting if they wish start in March.

**TREASURER'S REPORT**

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve move \$100,000 from operations to interest earning account.**

**DELINQUENT ACCOUNTS**

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve:**

**1) Lien all accounts 90 days past due if full payment not received:**

**2) Foreclose: 066 APN# 405-550-047-6, 010CY APN# 405-560-010-2, 040AS, APN# 405-580-040-5, 065AS APN# 405-580-065-2**

**3) resolve this as a personal obligation: 143 APN# 405-540-064-4, 075 APN# 405-550-056-7, 115 APN#405-550-065-8**

## VIOLATION HEARINGS

The Board fined three homeowners for violations of the governing documents.

## UNFINISHED BUSINESS

- 2-09-1: 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 the main thoroughfares: 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: \$100 ea. City of Richmond to install.** OPEN ITEM.
- 10-09-2: Hilltop irrigation – Receipt for the \$41,325 (from the escrow account) received from EBMUD. The street boring for \$10,000 has been begun. **Management to request a planting plan and proposal to irrigate from Landscape Committee/Trimacs.** OPEN ITEM.
- Concrete Culvert - Title shows it belongs to Chevron lot 10 – Tom Bartley, Chevron, responded and reported that Chevron will remove the concrete. OPEN ITEM.
- 11-09-5: CPA – John Bellitto CPA to prepare the tax returns and review the financial statements for the fiscal year end 12/31/09 at a cost of \$2,450. OPEN ITEM.
- 11-09-6: Parcel B – SCS has confirmed with the lot involved that the fence line will be restored. The conditions include that the gate must be locked to prevent trespassing and that the HOA only access the area on scheduled days set for the 1<sup>st</sup> Monday of the month. Start date is 1/19/10. OPEN ITEM.
- 11-09-7: Crossroads tow signage/red curb painting – **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the “no parking beyond this point” sign installation.** CLOSED ITEM.

## NEW BUSINESS

- 1-10-1: Developer Turnover – The Board takes the issue under advisement and asks management to go to Ann Rankin for an opinion. OPEN ITEM.
- 1-10-2: Goal Planning – OPEN ITEM.

### ACTION ITEMS

**Next Agenda:** 2<sup>nd</sup> Thursday 7 PM odd months– 8 meetings per year

Thursday March 11

Thursday May 13

Thursday June 10 - Annual Meeting Hilltop Mall- Agenda: Update CC&R's – Rentals

Thursday July 15

Thursday September 9

Thursday October 7 – Budget Meeting

Thursday November 11 – Insurance renewal

### ADJOURNMENT

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to adjourn the meeting at 9:25 PM.**

Respectfully submitted,

Michelle Marshall, 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