

RUDGEAR ESTATES HOMEOWNER ASSOCIATION
BOARD MEETING AGENDA
THURSDAY, JANUARY 21, 2010
7:30 P.M.

PARISH HALL - ST. LUKE'S LUTHERAN CHURCH
2491 SAN MIGUEL DRIVE, WALNUT CREEK, CA

THERE WILL BE A VERY SHORT PRESENTATION BY THE WALNUT CREEK LIBRARY
FOUNDATION AT THE BEGINNING OF THE MEETING.

1. Call to Order
2. Approval of the Minutes of the October 29, 2009 Regular and Executive Session; Executive Session held November 3, 2009; Annual Meeting held November 19, 2009; Special Meeting of the Membership held January 7, 2010
3. Homeowner Comments/Questions from the Floor
4. Committee Reports
 - a. Architectural Control – Joe Tringe/Karen Ivankovich
 - b. Pool Committee/Pool Manager – Jim Rusk/Bill Leech/Barb Sauer
 - c. REST – Mike Ivankovich
 - d. Landscape – Mary Ann Shattuck
 - e. RV Lot – Chuck Hasman/Lew Doty
 - f. Newsletter - Shari Santos
 - g. Website – Shari Santos/Bill Leech
 - h. Welcome Committee – Ann Heusted
 - i. Other Committees Reports – As Needed
5. Manager's Report
6. Old Business Action Items
 - a. Financial/Collection Issues
 1. Review of October, November and December 2009 Financials
 2. Review Delinquent Accounts
 3. ACI August Management Fee Issue
4. Review State Fund Insurance Fee Increase
5. Discuss How RV Lot Funds are Reflected on Financials
 - b. Landscaping
 1. Review Bids for Tree Survey/Long Range Maintenance Plan
 2. Ratify Creek Clearance and Tree Maintenance Bids
 3. Review Bids (If Available) to Restrict Common Area Incursion by Unauthorized Vehicles
 - c. Common Area Maintenance Items
 1. Review and Approve Pool Fence Replacement Bids
 - d. Facility Use Agreement – Discuss Possible Modifications to the FUA to Discuss with REST
7. Newsletter – Discuss including ads in the newsletter in 2010
8. Communications – Review
9. New Business Action Items
 - a. Discuss Possibly Revision to the ROC Rules
 - b. Discuss Possible “Code of Conduct” for Board Members
10. Executive Session – As Needed
11. Adjourn