

**DIABLO VIEW HOMEOWNERS ASSOCIATION  
ANNUAL GENERAL MEETING OF THE MEMBERS  
December 2, 2010**

**MINUTES**

BOARD MEMBERS PRESENT: President Bob Ganch, VP Richard Grzybowski, Treasurer Niel Shay, Secretary Christine Gregory, Director Lou Roessler

BOARD MEMBERS ABSENT: none

HOMEOWNERS PRESENT: Six homeowners were in attendance

MANAGEMENT PRESENT: Caroline McCormick, CCAM, CMCA and Stefanie Nightingale, Association Communications Inc.

---

**1. CALL TO ORDER**

The Diablo View Homeowners Association Annual General Meeting was called to order at 7:00 p.m. by President Bob Ganch at the Church of Christ at 1865 Arnold Drive. The homeowners in attendance were welcomed.

It was determined that a quorum was not present.

**2. ADJOURNMENT**

The meeting was adjourned at 7:01 P.M., to be reconvened at 7:02 P.M.

Respectfully submitted,

Christine Gregory, Secretary  
Diablo View Homeowners Association  
Board of Directors

**DIABLO VIEW HOMEOWNERS ASSOCIATION  
RECONVENED ANNUAL GENERAL MEETING OF THE MEMBERS  
MINUTES  
THURSDAY, DECEMBER 2, 2010**

CALL TO ORDER

President Bob Ganch called the reconvened annual meeting to order at the Church of Christ at 1865 Arnold Drive in Martinez at 7:02 P.M.

VERIFICATION OF A QUORUM

It was announced that a quorum had been established with sixty-five (65) valid ballots received. 25% or 51 ballots were required for a quorum for a reconvened meeting.

PRESENTATION – LUPE KEMPER, DIABLO REALTY

Lupe Kemper introduced herself and gave a brief overview of her experience. The local market is picking up and she provided tips about ways owners could enhance curb appeal at their homes. Residences that are differentiated have better value and interest. Doing simple things like edging, pressure washing the driveway and removing weeds can make a big difference. As a community, nice landscaping and distinctive entry areas will help bring up the development's profile.

INTRODUCTIONS

President Bob Ganch and the rest of the Board of Directors introduced themselves.

PRESIDENT'S ADDRESS

President Bob Ganch thanked his fellow Board members, Website Committee Chair Dave Piersall, Landscape Committee Chair Johanna Scherrer, ARC Committee Chair Lou Roessler, Spring Egg Hunt Event Volunteers Yvonne Tweeten and Dave Sanders, and Garage Sale Committee members Jeanne and Dave Wallenstein. President Ganch also thanked Barn Owl Observation (BOO) Committee Chair Kathy Minard for her instrumental efforts getting the new Owl Box Project successfully implemented. President Ganch likewise thanked previous Board members who helped set the stage for success at Diablo View.

There is currently one open director position on the Board; anyone who would like to volunteer should contact Management with a letter of interest.

The "Key Accomplishments During 2010" included:

- A new roofing material was approved—Certaineed Presidential TL composition shingles.
- Successful social events included the Spring Egg Hunt and the Community Garage Sale.
- A common area fence replacement project was conducted throughout the development and a damaged fence was repaired on Muir Road.
- The Phase Three common area tree maintenance project was completed in late December. This area began at the upper Muir Road entrance, included trees in half of the open space and addressed trees across the street from the tot lot.
- Annual weed abatement was performed in community open space.
- Tot Lot maintenance and refreshing was done. This included aeration of grass, reseeding some areas and removal of damaged edging.
- Crime is statistically low. Report suspicious activities to MTZ police's non-emergency number. Anyone interested in being a Neighborhood Watch Block Captain, should contact Management. With sufficient volunteers, we can start this program in Diablo View.

- The Association is completing annual v-Ditch maintenance inspections and regular cleaning by the landscapers is done throughout the rainy season.
- As part of the Association's gopher abatement strategy, Barn Owls were introduced to aid in the control of these and other rodents. Diablo View had two successful broods of numerous owlets with two of the three owl boxes having activity this year. The owls are an integral part of the abatement strategy, eating up to 24 rodents in a single day.

### TREASURER'S REPORT

Treasurer Niel Shay reported Diablo View's financial status as of October 31, 2010:

- The Association is very well funded in reserves; approximately \$160,500 which equates to 95% funding.
- There were only \$550 in bad-debt write-offs.
- The Association will have a budget surplus and the monthly dues will not be raised in 2011.
- Reserve allocation is the biggest expenditure in the budget.
- Some funds continue to be budgeted for gopher abatement to augment the BOO Owl Box Project.

### HOMEOWNER'S CONCERNS

There were no comments.

### ELECTION OF DIRECTORS

Inspector of Elections, Stefanie Nightingale, reported that 203 owners were entitled to vote, 65 votes were cast and three were determined to be void. The members elected to serve on the Board for a period of one year were: Bob Ganch, Richard Grzybowski, Niel Shay and Lou Roessler.

### APPROVAL OF 2009 MINUTES

The members approved the 2009 Minutes. The Board asks for a copy to review before placing on the website.

### FEDERAL TAX RESOLUTION

The members approved the IRS code 70-604 option to have any excess income offset future operating increases.

### ADJOURNMENT

A motion is made, duly seconded and it is therefore unanimously resolved to adjourn the meeting at 7:50 PM.

Respectfully submitted,

Christine Gregory, Secretary for  
Secretary for Diablo View Homeowners Association