

DIABLO VIEW HOMEOWNERS ASSOCIATION

APRIL 16, 2008

Board of Directors Meeting Minutes

Board of Directors present: Dave Piersall President, Richard Grzybowski Vice President, Bob Ganch Treasurer, Yvonne Tweeten Secretary, Lou Roessler Director.
Management Present: Caroline McCormick, CCAM from Association Communications Inc., Homeowners Association Management.
Homeowners present: No owners are present.

CALL TO ORDER

President Dave Piersall called the meeting to order at 5:35 P.M at the Tot Lot.

HOMEOWNERS' CONCERNS

One owner reported that children with the initials RL and ZK both live in the community. These are the initials of the most recent graffiti vandals. The Board to consider offering a \$25 reward for restitution.

A resident reports having had good luck with a handyman, Bill (925) 768-6675 cell a former DVHOA resident.

It is reported that the homeless person has taken up residence in the trees near the lower entry. Management and the landscaper to clean out the area, raise the skirts and contact police.

VIOLATION HEARINGS

The Board determined that all the homes that were called to hearings corrected the issues.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair

2123 North Peak – replace roof – approved under guidelines

An anomaly is discovered in that when replacing roofs, some owners are changing the gutter and therefore the trim color. Management to note in the newsletter and advise all applicants for roof replacement that the gutter colors must remain the same or they must apply for a change.

Landscape: Johanna Scherrer, Chair

Walk thru set for 4th Monday 1:30 April 28th. Next item is the lower entry upgrade.

Neighborhood Committee: Bob Ganch, Chair

Lynn Lithgow volunteered to fill the Fido Bags on Rangeview.

I have received the bags and ordered the key.

Website Committee: Dave Piersall, Chair www.diabloview.org.

APPROVAL OF THE MINUTES

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the minutes of March 2008, as written.

TREASURER'S REPORT

Treasurer Bob Ganch reports that as of March 31, 2008, the association has \$121,000 in assets and 3% over budget. There is \$14,353, in operations less \$3,237. in prepaid assessments for a total of \$11,116. The Board asks what a converted check is? Management to respond. **A motion is made and duly seconded and it is, therefore, unanimously approved to accept the Treasurer's Report.**

DELINQUENCIES

A motion is made and duly seconded and it is, therefore, unanimously approved to forward the following accounts for lien and foreclosure action: 42.

UNFINISHED BUSINESS

- 2-08-2: Water Management Plan – I got an extension from CC Water on the rebate thru April 30, 2008, and advised PJ. OPEN ITEM.
- 2-08-3: Investments – **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve renewing the CD maturing 4/29 at CAB for \$21,574 into a 5 month paying 3.1% adding \$10,000 from the money market account. OPEN ITEM.**
- 3-08-1: Weed abatement – **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the proposal from Bodhaine to perform the annual weed abatement between May 20-31 for \$2,995. OPEN ITEM.**

NEW BUSINESS

- 4-08-1: Landscape Contract – **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the contract renewal from PJ McNamara under the same terms and conditions. CLOSED ITEM.**
- 4-08-2: Tot Lot Trash Receptacle – Management to forward links to Leisure Craft, Peachtree and Upbeat Inc., matching the one at the top of Stillcreek, to the Neighborhood Committee for selection. Budget is \$250. OPEN ITEM.

- 4-08-3: Garage Sale – We have a chair and a date May 17 - Jeannie Wallenstein. OPEN ITEM.
- 4-08-4: Summer Fling – **A motion is made and duly seconded and it is, therefore, unanimously resolved to allow \$250 for the party. Committee to come back with a plan by the May meeting.** Suggestions include a bounce house, something for the adults to do, and a visit by the Fire/police. Yvonne Tweeten to be the Board liaison with Johanna Stratton as chair for this event. OPEN ITEM.

MANAGER'S ACTION ITEM REPORT

Next Agenda: landscape proposal, lower entry

Meeting Date: 3rd Wednesday at 5:30.
May 21 – Tot Lot
June 18
July 16

Newsletter: Board notes, Landscape Contract, garage sale, lower entry landscape upgrade (agenda items). Did you know: online banking, fire works ban.

ADJOURNMENT

A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 6:51 PM.

Respectfully submitted,

Yvonne Tweeten, Secretary for
Diablo View Homeowners Association
Board of Directors

Diablo View HOA Board Resolutions 2008

CPA Contract – A motion is made and duly seconded and it is, therefore, unanimously resolved to approve putting a summary of the Mike Killian CPA audit on the website and put a summary in the newsletter encouraging people to request a copy.

Insurance Renewal – A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the insurance proposal from West Callaway Stotka.

Annual Dinner – A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the payment of the annual dinner.

Water Management Plan – A motion is made and duly seconded and it is, therefore, unanimously approved to accept the proposal for a new clock with the following conditions: we receive the CCWD rebate and can save or sell the old clock.

Investments – A motion is made and duly seconded and it is, therefore, unanimously approved reinvesting the CD at CAB in a 5 month CD paying 4%.

Investments – A motion is made and duly seconded and it is, therefore, unanimously resolved to approve renewing the CD maturing 4/29 at CAB for \$21,574 into a 5 month paying 3.1% adding \$10,000 from the money market account.

Weed abatement – A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the proposal from Bodhaine to perform the annual weed abatement between May 20-31 for \$2,995.

Landscape Contract – A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the contract renewal from PJ McNamara under the same terms and conditions.

Summer Fling – A motion is made and duly seconded and it is, therefore, unanimously resolved to allow \$250 for the party. Committee to come back with a plan by the May meeting.