

*DIABLO VIEW HOMEOWNERS ASSOCIATION*

April 29, 2009

Board of Directors Meeting Minutes

Board of Directors present: Bob Ganch President, Richard Grzybowski Vice President, Neil Shay Treasurer, Lou Roessler, Director, Christine Gregory Secretary.

Management present: Trevor Milledge, CCAM from Association Communications Inc., Homeowners Association Management.

CALL TO ORDER

President Bob Ganch called the meeting to order at 6:36 P.M. at the tot lot. restaurant in Martinez.

HOMEOWNERS' CONCERNS

An owner volunteered to coordinate the garage sale if the Board would select possible dates. The Board agreed to let the volunteer choose from the last two weekends in June, management will assist with coordination.

At the last meeting management reported that one of the benches on the table at the central hill had been stolen however President Ganch has confirmed that in fact there was never a bench installed in that location due to ADA compliance.

COMMITTEE REPORTS

**Architectural (ARC) Committee:** Lou Roessler, Chair

**Landscape:**

Walkthrough held April 27<sup>th</sup> 1:30 PM – meet at Freshwater Ct.

The Board unanimously authorized the expenditure of \$295 to spread the bark and install ivy on black rock court and near the front entry.

**Neighborhood Committee:** Bob Ganch, Chair.

**Website Committee:** Dave Piersall, Chair [www.diabloview.org](http://www.diabloview.org).

APPROVAL OF THE MINUTES

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the March meeting minutes as amended.**

DELINQUENT ACCOUNTS

**A motion is made and duly seconded and it is, therefore, Unanimously approved to forward all accounts in the 30 day column in Compliance with the collection policies**

### UNFINISHED BUSINESS

- 9-08-1: Gopher Control – The proposals are tabled pending the results of the soil engineers proposals and priority list of necessary work. TABLED ITEM.
- 09-08-2: ESR Soils report update- Christine Gregory will meet with the soils engineer to discuss the proposal prior to the next meeting. OPEN ITEM
- 02-09-1: Weed abatement RFP– **A motion is made, duly seconded and carried and it is, therefore resolved to approve Bodhain Disking and Grading to complete the weed abatement sometime around Memorial Day after the last rains have gone.** OPEN ITEM

### NEW BUSINESS

- 04-09-1: ACI contract overview– The Board reviewed the management contract and duties. CLOSED ITEM
- 04-09-2: Water Usage Reduction: Management was directed to ask the landscapers for a smart water report and to have irrigation adjusted for the 45% reduction and weather accordingly. OPEN ITEM

### ACTION ITEMS

**Meeting Date:** 5-18-09 at the TOT LOT 6:30PM

**Newsletter:** Water Usage, lawn care.

### ADJOURNMENT

**A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 7:57 PM.**

Respectfully submitted,

Christine Gregory, Secretary for  
Diablo View Homeowners Association  
Board of Directors

Diablo View HOA  
Board Resolutions 2009

- 02-09-1: Weed abatement RFP- A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the RFP. The walkthrough date is to be coordinated with Johanna and 3 competitive bids should be solicited for.
- 02-09-3: Newsletter: - A motion is made and duly seconded and it is, therefore, unanimously resolved to approve \$80 to purchase all cartoons except number 1 on the list.

A motion was made and duly seconded and it is, therefore, resolved to have a piece of wood put on the bench with carriage bolts that are turned to deter future vandalism/theft.

A motion is made and duly seconded and it is, therefore, resolved to approve the 2008 annual financial review as submitted

A motion is made, duly seconded and carried and it is, therefore resolved to approve Bodhain Disking and Grading to complete the weed abatement sometime around Memorial Day after the last rains have gone.