

DIABLO VIEW HOMEOWNERS ASSOCIATION

August 13, 2008

Board of Directors Meeting Minutes

Board of Directors present: Dave Piersall President, Bob Ganch Treasurer, Yvonne Tweeten Secretary, Richard Grzybowski Vice President, Lou Roessler Director.

Management present: Caroline McCormick, CCAM from Association Communications Inc., Homeowners Association Management.

CALL TO ORDER

President Dave Piersall called the meeting to order at 5:17 P.M at the Tot Lot.

HOMEOWNERS' CONCERNS

New Owners:

There is a complaint of daily construction noise emanating from a backyard. Management is requested to send a courtesy notice asking when the owner might be completing the project.

It is reported that lot 69 has a dead lawn.

Management is requested to obtain the rental agreement for 2246/56 Stillcreek Ct.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair

A new cement shake look-a-like: MonierLifetile in the colors of heartwood, ironwood or silverwood is approved for the community and specifically 2249 Southwest Court.

Landscape:

August 25th 1:30 PM – meet at Freshwater Ct.

The committee is requested to obtain a bid to match the upper entry for replanting the lower entry.

Neighborhood Committee: Bob Ganch, Chair

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 July 2008, as corrected.

TREASURER'S REPORT

Treasurer Bob Ganch asks that the Treasurer's report be tabled until the next meeting. **A motion is made and duly seconded and it is, therefore, unanimously approved to forward the following accounts in compliance with the collection policies for lien if full payment is not received by 9/9:**

#14, #18, #24, #42, #89, #100, #112, #147, #161, #188.

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UNFINISHED BUSINESS

4-08-2: Tot Lot Trash Receptacle – Trash receptacle, Dome Bonnet Lid and a Receptacle Liner arrived from Leisure Craft 7/14. CLOSED ITEM.

NEW BUSINESS

8-08-1: 2009 Budget & Reserve Study – **A motion is made and duly seconded and it is, therefore, resolved to update the reserve study for a three year update costing \$800.** OPEN ITEM

8-08-2: Fencing – **A motion is made and duly seconded and it is, therefore, resolved to have the two fences along either side of the Stillcreek path replaced by A&J Fencing.** CLOSED ITEM.

8-08-3: Lower Muir Planting proposal – See committee reports. OPEN ITEM.

8-08-4: Tree planning – The Board reviews and approve the tree plan. Management to schedule a job walk for Phase 1 with Hamilton, Tree Care, and Waraner. OPEN ITEM.

8-08-5: Asphalt paths – We sealed them in 2006. Due again in 2010 or so. CLOSED ITEM

8-08-6: Investments -**A motion is made and duly seconded and it is, therefore, resolved to have the President and Treasurer make the investment determination for the CD maturing 8/22 in the amount of \$45,966 at CAB which has been bought by Bank of Omaha.** OPEN ITEM.

ACTION ITEMS

Next Agenda: Meeting Date: 5:30 Tot Lot
September 8th

Newsletter: Call for Candidates, Budget Planning, CO2 controls gophers, new roof product, contractor's quiet hours, no power tools on weekends before 9, new trash can BBQ available, map of tree planning phase 1, Drought in place but keep lawns alive, Fall maintenance. **A motion is made and duly seconded and it is, therefore, resolved to have one issue of the newsletter reproduced in**

color for \$50 and ask for feedback.

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Next Agenda: class B shake roofs, rebate for new irrigation timer,

ADJOURNMENT

A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 7:17 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%.

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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.

Deer Fence - A motion is made and duly seconded and it is, therefore,

unanimously approved to award the contract to replace the deer fence across from the Tot Lot to A&J Fence for \$5,340.

2009 Budget & Reserve Study – **A motion is made and duly seconded and it is, therefore, resolved to update the reserve study for a three year update costing \$800. OPEN ITEM**

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