

DIABLO VIEW HOMEOWNERS ASSOCIATION

August 17, 2009

Board of Directors Meeting Minutes

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

Board of Directors absent: Lou Roessler, Director

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

2 owners were present

CALL TO ORDER

President Bob Ganch called the meeting to order at 6:57 P.M. at the tot lot.

HOMEOWNERS' CONCERNS

Two owners were present to discuss several items including; street traffic and parking regulations, recent mail theft and pet owners properly disposing of pet waste. They also volunteered to be on the neighborhood watch committee.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair

No new applications have been submitted.

Landscape:

Walkthrough to be held August 31, 2009 @ 1:30 PM – meet at Range Pl.

Neighborhood Committee: Bob Ganch, Chair. A discussion was held regarding neighborhood watch, to date 6 volunteers have come forward. Management was directed to update and re-run the newsletter article in the next edition.

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 July 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 – Management was directed to follow up with the landscapers about the type of abatement method used to ensure it is as non toxic and invasive as possible. CLOSED ITEM.
- 09-08-2: ESR Soils report update- The Board reviewed the documentation provided by legal counsel and this item was unanimously closed. Directors Shay and Gregory to complete inspection of the V-Ditches in conjunction with management’s regular site inspection. CLOSED ITEM
- 04-09-2: Water Usage Reduction- Management was directed to follow up with the landscaper to determine the cause of the excess usage this period. If leaks contributed heavily management should ask EBMUD for a credit due to a one time line breakage. OPEN ITEM
- 07-09-1: Tree care planning– Management confirmed that RFP’s for phase two of the tree trimming will be sent to at least three and no more then five independent certified arborists. CLOSED ITEM
- 06-09-1 Asphalt path maintenance- Management requested three proposals, one received to date. Management will follow up with additional vendors. TABLED ITEM

NEW BUSINESS

- 08-09-1 No Smoking Ordinance- Management was directed to design a custom sign and provide a proof to President Ganch for approval. OPEN ITEM

ACTION ITEMS

Meeting Date: 9-14-09 and 10-19-09 at the TOT LOT 6:30PM

Newsletter: trespassing, dog defecation, ARC procedures, vacation watch, mail theft.

ADJOURNMENT

A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 8.57 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.