

DIABLO VIEW HOMEOWNERS ASSOCIATION

February 17, 2009

Board of Directors Meeting Minutes

Board of Directors present: Richard Grzybowski Vice President, Neil Shay Treasurer, Lou Roessler, Director.

Board of Directors absent: Bob Ganch President, Christine Gregory Secretary.

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

CALL TO ORDER

Vice President Richard Grzybowski called the meeting to order at 6:41 P.M at the IHOP restaurant in Martinez.

HOMEOWNERS' CONCERNS

An owner expressed concerns regarding the recent burglary attempt. A discussion was held regarding crime in the area and the neighborhood watch program.

An owner asked about repair of a leaky Bay window, The Board provided some options and a vendor.

An owner mentioned that dog poop is becoming an issue again. Management will include a reminder in the next newsletter.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair

One new application had been submitted for replacement of the existing flower box on the exterior of the home.

Landscape:

Walkthrough will be February 23rd 1:30 PM – meet at Freshwater Ct.

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 January meeting minutes as submitted.

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 have Gingrich Horticulture itemize the bid for just the central hill. OPEN ITEM.
- 09-08-2: ESR Soils report update- The Board directed management to obtain a line item proposal for all recommendations in the report as well as list the line items by priority. OPEN ITEM
- 10-08-4: Goal Planning – This item was tabled until the March meeting.
OPEN ITEM

NEW BUSINESS

- 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. OPEN ITEM**
- 02-09-2: Water Conservation – Management was directed to include this in the next newsletter. CLOSED ITEM
- 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. CLOSED ITEM.**

ACTION ITEMS

Meeting Date: 3-18-09 at the IHOP 6:30PM

Newsletter: Water conservation, dog poop pick up.

ADJOURNMENT

A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 7:43 PM.

Respectfully submitted,

Lou Roessler, acting Secretary for
Diablo View Homeowners Association
Board of Directors

Diablo View HOA
Board Resolutions 2009

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- 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.**