

DIABLO VIEW HOMEOWNERS ASSOCIATION

January 19, 2009

Board of Directors Meeting Minutes

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

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

CALL TO ORDER

President Bob Ganch called the meeting to order at 7:01 P.M at the Peking Tokyo 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. General Information is to be included in the next newsletter.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair

The Board and committee is considering a homeowners request to add composition shingles as an approved roofing material. A discussion was held regarding the material, the aesthetics and information regarding several pending class action lawsuits related to the manufacturer and material.

A motion is made and duly seconded and it is, therefore, unanimously resolved to deny the use of composition roofing material as this product does not maintain the architectural continuity of the community when installed.

Landscape:

January 26th 1:30 PM – meet at Freshwater Ct.

Lower Entry- The Board was given the revised quote from PJ in the amount of \$1,144 to replant the lower entry. This work will proceed ASAP weather permitting.

Neighborhood Committee: Bob Ganch, Chair

Management was directed to re-run the volunteer article as well as include general information about the neighborhood watch program and recent activity.

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 November 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 request competitive bids from vendors that use non toxic methods. OPEN ITEM.
- 09-08-2: ESR Soils report update- The completed report will be forwarded one provided by the engineer.

NEW BUSINESS

- 1-09-1: New Board Members – Management was asked to email the Board member binder documents to Neil and Christine.
- 10-08-3: Colored Newsletter – The Board unanimously decided not to pay for the expense for colored newsletters in 2009.
- 10-08-4: Goal Planning – This item was tabled until the February meeting.

ACTION ITEMS

Meeting Date: 2-17-09 at the IHOP 6:30PM

Next Agenda:

Newsletter: Neighborhood watch, volunteers needed.

ADJOURNMENT

A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 8:33 PM.

Respectfully submitted,

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