

DIABLO VIEW HOMEOWNERS ASSOCIATION

July 20, 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 6:36 P.M. at the tot lot.

HOMEOWNERS' CONCERNS

The owner of 2127 Westward place reported the fence behind her house has several loose boards that need to be repaired.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair

The Board reviewed the applications submitted and approved both with the condition that the ARC approved them as well. Management was directed to follow up with the chair when he returns from out of state.

Landscape:

Walkthrough to be held July 27th 1:30 PM – meet at Freshwater Ct.

Neighborhood Committee: Bob Ganch, Chair. A discussion was held regarding neighborhood watch, to date 4 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 June 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- The Board requested the legal documentation regarding the previous soils report or a current opinion from counsel on the responsibility for correction of soils condition in the areas addressed in the report. OPEN ITEM
- 04-09-2: Water Usage Reduction- The “smart water” reports were reviewed by the Board, it was noted irrigation is 25% down over last year and currently we are operating under the restriction threshold. OPEN ITEM

NEW BUSINESS

- 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- The Board directed management to issue and RFP for sealing of 3 pathways and repaving of one damaged pathway to at least three but no more then five paving companies. OPEN ITEM

ACTION ITEMS

Meeting Date: 8-17-09 at the TOT LOT 6:30PM

Newsletter: homeowner concerns, trespassing, dog defecation, lost cat, ARC procedures, garage sale thank you, vacation watch, mail theft.

ADJOURNMENT

A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 8.17 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.