

DIABLO VIEW HOMEOWNERS ASSOCIATION

June 9, 2008

Board of Directors Meeting Minutes

Board of Directors present: Dave Piersall President, Bob Ganch Treasurer,
Yvonne Tweeten Secretary,
Board of Directors absent: Richard Grzybowski Vice President, Lou Roessler
Director.
Management present: Caroline McCormick, CCAM
from Association Communications Inc.,
Homeowners Association Management.
Homeowners present: 6 homeowners were present

CALL TO ORDER

President Dave Piersall called the meeting to order at 5:38 P.M at the Tot Lot.

HOMEOWNERS' CONCERNS

New Owners:

An owner reports that he will consider repainting the trim on his home in the future in order to match the trim color of his neighbor's home. Management to report next spring on any progress and send a courtesy letter to the neighbor.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair

2166 Stillspring – concept approved with questions: what is front yard medallion and please specify all trees to be removed or installed on the lot, location and variety.

2276 Stillcreek is approved.

Landscape:

Walkthrough scheduled for the 4th Monday

The chair reports that she will ask that the landscaper replace the upper entry planting that failed, and ask for a moss rock wall to be installed.

Neighborhood Committee: Bob Ganch, Chair

Nothing new.

Website Committee: Dave Piersall, Chair www.diabloview.org.

The site is up to date.

APPROVAL OF THE MINUTES

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the minutes of May 2008, as written.

TREASURER'S REPORT

Treasurer Bob Ganch reports that as of May 31, 2008, the Association has \$57206 in prepaid assessments. The budget is within 1.5%. Management notes that a converted check is a check written to a vendor who converts it into an automatic payment. **A motion is made and duly seconded and it is, therefore, unanimously approved to accept the Treasurer's Report.**

DELINQUENCIES

A motion is made and duly seconded and it is, therefore, unanimously approved to forward the following account for lien and foreclosure action if payment is not received by July 11, 2008: 052

UNFINISHED BUSINESS

- 3-08-1: Weed abatement – Bodhaine completed the annual weed abatement for \$2,995. Touchup needed for Iris Lane. CLOSED ITEM.
- 4-08-2: Tot Lot Trash Receptacle – Trash receptacle, Dome Bonnet Lid and a Receptacle Liner ordered from Leisure Craft. Management is directed to pay for the installation from operating and the items from reserves. OPEN ITEM
- 4-08-4: Summer Fling – Budget of \$430 for the event. Invite went out with the newsletter. Fire Engine (will be present and one family offered to allow use of the power for the bounce house. OPEN ITEM.

NEW BUSINESS

- 6-08-1: 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.** OPEN ITEM.
- 6-08-2: T-MOBILE Cell Tower – Several owners address the board with the following concerns:
- 1) review amount of offer
 - 2) who will maintain the area
 - 3) who is liable for injury
 - 4) will the improvement increase our property taxes
 - 5) will the non member income cause a problem

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- 6) will subleasing be allowed
- 7) what will it look like
- 8) loss of open space
- 9) loss of property values
- 10) will the area be landscaped
- 11) # of antennas and dish style
- 12) safety concerns
- 13) will the HOA be able to opt out
- 14) will there be a deposit for restoration

The size is 20x20 plus a road and utility easement, utilities will be underground, it will be fenced, and the term of the proposed lease is for 5 years with 4 renewals. OPEN ITEM.

ACTION ITEMS

Next Agenda: Lower Muir Planting proposal, tree planning, asphalt paths

Meeting Date: 5:30.

Monday July 14th - Tot Lot

August 13th

September 8th

ADJOURNMENT

A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 7:44 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%.

Investments – A motion is made and duly seconded and it is, therefore, unanimously resolved to approve renewing the CD maturing 4/29 at CAB for \$21,574 into a 5 month paying 3.1% adding \$10,000 from the money market account.

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.