

DIABLO VIEW HOMEOWNERS ASSOCIATION

June 22, 2009

Board of Directors Meeting Minutes

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

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

5 owners were present

CALL TO ORDER

President Bob Ganch called the meeting to order at 6:30 P.M. at the tot lot.

HOMEOWNERS' CONCERNS

Several owners were present to discuss concerns over two home break ins and several mail thefts in the community in the 3-4 weeks since the last meeting.

An owner was present to discuss the approved types of roofing materials.

An owner was present to discuss ongoing trespassing issues on the central hill late at night and early in the morning.

Management was directed to include newsletter article addressing all expressed owner concerns.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair

Management advised one new dish had gone up without approval and a hearing would be called in July if the violation was not corrected.

Landscape:

Walkthrough to be held May 26th 1:30 PM – meet at Freshwater Ct.

Neighborhood Committee: Bob Ganch, Chair. A discussion was held regarding neighborhood watch, management was directed to obtain and include in the next newsletter specific information about requirements for forming a formal neighborhood watch program.

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

A homeowner suggested via Email that the Board include information for a “kid’s club” where residents of the community could find information and schedule play dates between their children. The Board decided that should an individual or a group start such a program through an outside source such as Yahoo groups then the association may advertise it to residents but the association could not oversee the program due to liability exposure.

APPROVAL OF THE MINUTES

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the April meeting minutes as presented.

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- Christine Gregory provided an update on her discussions with the soil engineer. **A motion is made, duly seconded, carried and it is therefore unanimously resolved to approve an expenditure of \$600 to have Darwin Meyers or another independent engineer review both reports and provide an opinion on the hill behind 2140 black rock and gopher abatement.** 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

04-09-1: Tree Trimming– Management confirmed with Tree Care of Ca that all of the trimming on Eastpeak Ct. was complete and that the two trees behind 2316 Sweetwater drive that were butchered by Hamilton Tree are in fact live oak. Tree Care recommends monitoring the new growth for at least one full season and if any trimming is done in the fall it should be a light “training” trim. CLOSED ITEM

NEW BUSINESS

06-09-1 City Smoking Ban- The Board reviewed the ban which does not go into affect until June 2010. Management will continue to watch for updates on signage and notices from the City.

06-09-2 Newsletter content- Management brought a sample of the newer newsletter versions and a discussion regarding content and format was held.

ACTION ITEMS

Meeting Date: 7-20-09 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 8.23 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.