

DIABLO VIEW HOMEOWNERS ASSOCIATION

MARCH 19, 2008

Board of Directors Meeting Minutes

Board of Directors present: Dave Piersall President, Richard Grzybowski Vice President, Bob Ganch Treasurer, Yvonne Tweeten Secretary, Lou Roessler Director.

Board of Directors absent: None

Management Present: Caroline McCormick, CCAM from Association Communications Inc., Homeowners Association Management.

Homeowners present: 1 owner is present.

CALL TO ORDER

President Dave Piersall called the meeting to order at 5:35 P.M at 2127 Redrock Place, Martinez, CA.

HOMEOWNERS' CONCERNS

Lot 43 reports fence damage. The owners replaced the front section and the side fence bordering the path is stable.

Lot 71 called, the account is out of collections and yard will be replaced.

It is reported that there is a dead alder on the corner of Range Place.

Management to request the owner remove and replace it.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair

Lot 140, addition – approved with standard building restrictions to include a complete paint job.

Landscape: Johanna Scherrer, Chair

The HOA has been requested to maintain Iris Lane. Management to request a contract renewal from PJ McNamara and ask Jeanine K. if she is interesting in helping design a planting plan for the lower entry budget is \$1,000.

Johanna Scherrer reports no contact from PJ and would like regular communication. Walk thru set for Monday 1:30 March 24th.

Neighborhood Committee: Bob Ganch, Chair

Lynn Lithgow volunteered to fill the Fido Bags on Rangeview. Management to order a replacement key and rolled bags.

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

The website has been updated with the new roofing colors and active links.

APPROVAL OF THE MINUTES

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

TREASURER'S REPORT

Treasurer Bob Ganch reports that as of February 29, 2008, the association has \$116,000 in assets and 9% over budget. There is \$13,000 in operations. **A motion is made and duly seconded and it is, therefore, unanimously approved to accept the Treasurer's Report. including sending forwarding accounts to collections.**

DELINQUENCIES

A motion is made and duly seconded and it is, therefore, unanimously approved to forward the following accounts for lien and foreclosure action: 58 and 177.

UNFINISHED BUSINESS

2-08-2: 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. Also, management to determine whether or not there is a need to subscribe to an internet service. OPEN ITEM.**

2-08-3: 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%. OPEN ITEM.**

2-08-4: Egg Hunt Event – CLOSED ITEM.

NEW BUSINESS

3-08-1: Weed abatement – Management is requested to obtain one more competitive bid. OPEN ITEM.

MANAGER'S ACTION ITEM REPORT

Next Agenda: Summer Fling, Landscape Contract, Tot Lot trash receptacle, garage sale, lower entry landscape upgrade

Meeting Date: 3rd Wednesday at 5:30.

April 16 – Tot Lot May 21 – Tot Lot

Newsletter: Board notes, recognize egg hunt volunteers, fence specifications HOA uses. Summer Fling, Landscape Contract, Tot Lot trash receptacle, garage sale, lower entry landscape upgrade (agenda items). Did you know, we added two new roof colors and updated the web site, painting

ADJOURNMENT

A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 7:22 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%.