

*DIABLO VIEW HOMEOWNERS ASSOCIATION*

March 17, 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.

CALL TO ORDER

President Bob Ganch called the meeting to order at 6:40 P.M. at the IHOP restaurant in Martinez.

HOMEOWNERS' CONCERNS

An owner expressed concerns regarding rodent abatement because she is disputing a bill from her pest control company for removing 10 or more rodents from her property in the last year. Rodent abatement should be mentioned in the next newsletter. An electric "zap trap" is suggested as safe and humane means of abatement.

Management reported that one of the benches on the table at the tot lot has been stolen. **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.**

COMMITTEE REPORTS

**Architectural (ARC) Committee:** Lou Roessler, Chair  
one new application had been submitted for installation of a satellite dish.

**Landscape:**

Walkthrough will be March 23<sup>rd</sup> 1:30 PM – meet at Freshwater Ct.

**Neighborhood Committee:** Bob Ganch, Chair, reported that the AT&T vault at the upper end of the tot-lot is open, the cover is there but it is completely off. Management will report to AT&T as a safety issue immediately.

**Website Committee:** Dave Piersall, Chair [www.diabloview.org](http://www.diabloview.org).

APPROVAL OF THE MINUTES

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the February 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. OPEN ITEM.
- 09-08-2: ESR Soils report update- Christine Gregory will meet with the soils engineer to discuss the proposal once provided. OPEN ITEM
- 02-09-1: Weed abatement RFP– Ken Tamplin responded, management will follow up with all vendors. OPEN ITEM
- 02-09-2: CPA review– **A motion is made and duly seconded and it is, therefore, resolved to approve the 2008 annual financial review as submitted.** OPEN ITEM

### NEW BUSINESS

- 03-09-1: Reserve Study Revision– Management was directed to confirm the following; Why is the 10% increase necessary and is it whole or part of the total assessment amount. Was the error only carried for one year? What funding model was chosen and has been followed? **OPEN ITEM**

### ACTION ITEMS

**Meeting Date:** 4-29-09 at the IHOP 6:30PM

**Newsletter:** Rodents, call police for suspected trespassing.

### ADJOURNMENT

**A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 7:43 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**