

DIABLO VIEW HOMEOWNERS ASSOCIATION

May 21, 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.

Management present: Caroline McCormick, CCAM and Jessica Struckman, CCAM from Association Communications Inc., Homeowners Association Management.

Homeowners present: 2 homeowners were present

Guests present: Tiffany Scalia from T-Mobile

CALL TO ORDER

President Dave Piersall called the meeting to order at 5:30 P.M at the Tot Lot.

VIOLATION HEARINGS

The Board held 4 violation hearings, 1 was corrected prior to the meeting it was resolved to fine 2 residents on the next occurrence for the violations and management was directed to investigate another violation further.

HOMEOWNERS' CONCERNS

Residents are concerned with 2 dogs that bark constantly behind their home, they are unsure of the address, they will confirm what home has the dogs and will inform management and a courtesy letter will be sent.

T-MOBILE PRESENTATION

Tiffany Scalia from T-Mobile gave a presentation to the Board about a proposed location of an antenna on the top of the hill and informed the Board what T-Mobile offers for a lease agreement. The Board will be informing the homeowners of the interest that T-Mobile has with the Association and ask that they attend the next meeting with any questions.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair

2212 Alps – window replacement – approved under guidelines

2356 Sweetwater – street tree removal – approved under guidelines

Neighborhood Committee: Bob Ganch, Chair

The deer fence across from the tot lot is in need of repair. There are approximately 6 dead shrubs on the front hillside that need to be removed. **A motion is made, duly seconded and it is therefore unanimously approved to have the landscaper remove the dead bushes for a cost not to exceed \$500.**

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 minutes of April 30, 2008, as amended.

TREASURER'S REPORT

Treasurer Bob Ganch reports that as of April 30, 2008, the association has \$17,548 in operations less \$4,792 in prepaid assessments for a total of \$12,756. There is a \$20,000 CD that matured on 5/18/08. The Board asks if management had a response for what a converted check is? **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 accounts for lien and foreclosure action if payment is not received by June 11, 2008: 024, 147

UNFINISHED BUSINESS

- 2-08-2: Water Management Plan – The new clock is in. Management is directed to get some feed back from the landscaper as to their opinion of how the project went. CLOSED ITEM
- 2-08-3: Investments – **A motion is made and duly seconded and it is, therefore, unanimously approved to reinvest the \$20,000 in a 5 month CD.** OPEN ITEM.
- 3-08-1: Weed abatement – Bodhaine was hired to do the annual weed abatement for \$2,995 Management is directed to get a status update from Bodhaine on the project as to when it will be completed. OPEN ITEM.
- 4-08-2: Tot Lot Trash Receptacle – **A motion is made and duly seconded and it is, therefore, unanimously approved to purchase a trash receptacle, Dome Bonnet Lid and a Receptacle Liner from Leisure Craft, for the tot lot.** OPEN ITEM
- 4-08-3: Garage Sale – The garage sale was a hit. There were 18 participants and the cost for the event was \$60. There are at least 2 items that have been left out on the street. Management is directed to ask the landscaper to remove these items. OPEN ITEM.

4-08-4: Summer Fling – Chair person, Johanna Stratton gave the Board a written budget for the event. **A motion is made, duly seconded and therefore, unanimously approved to accept the proposed budget of \$430 for the event.** The Co Chair will design a flyer and get it to management for distribution to the membership. Management is directed to send the owners of Freshwater a courtesy notice informing them that the “Block Party” will be on their street on July 13th and ask if there is a volunteer to allow the Association power to operate the jump house. OPEN ITEM.

Meeting Date: The next meeting will be on Monday, June 9, 2008 at 5:30 P.M. at the tot lot.

Newsletter: Summer Noise Reminder, Summer Block Party, T-Mobile

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.