

DIABLO VIEW HOMEOWNERS ASSOCIATION

May 18, 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

One owner was present

CALL TO ORDER

President Bob Ganch called the meeting to order at 6:35 P.M. at the tot lot.

HOMEOWNERS' CONCERNS

An owner was present to discuss ongoing concerns with vehicle repair and other prohibited activity occurring at one of the homes on DCC. The Board agreed to discuss the matter further in executive session.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair

Chair advised one of his neighbor's tenants had relocated a dish without approval but he was able to address it with the owner between meetings.

Management advised one new dish had gone up without approval and a letter with the guidelines would be sent.

Landscape:

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

Neighborhood Committee: Bob Ganch, Chair.

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

Dave reported he thinks there is a fox in the neighborhood.

APPROVAL OF THE MINUTES

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the April 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

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 will meet with the soils engineer to discuss the proposal prior to the next meeting. OPEN ITEM
- 02-09-1: Weed abatement– The work is scheduled to be completed around memorial day. OPEN ITEM
- 04-09-2: Water Usage Reduction- Management was directed to ask the landscapers for a smart water report and to have irrigation adjusted for the 45% reduction and weather accordingly. OPEN ITEM
- 04-09-1: Tree Trimming– The Board reviewed the pictures and letter to Hamilton Tree. It was unanimously agreed management would have Tree care of CA perform maintenance until this is resolved and have them prepare a recommendation to what can be done about the two butchered trees. OPEN ITEM

NEW BUSINESS

ACTION ITEMS

Meeting Date: 6-22-09 at the TOT LOT 6:30PM

Newsletter: Water Usage, lawn care, fox, lost cat, ARC guidelines, Vehicle guidelines, Rules.

ADJOURNMENT

A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 7:37 PM.

Respectfully submitted,

Christine Gregory, Secretary for
Diablo View Homeowners Association
Board of Directors