

DIABLO VIEW HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Minutes
May 5, 2010

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

Board of Directors absent: Christine Gregory

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

Homeowners: 9 homeowners were present.

CALL TO ORDER

President Bob Ganch called the meeting to order at 6:47 P.M at the tot lot.

HOMEOWNERS' CONCERNS

A homeowner was present to discuss a violation notice he received informing him of a special reimbursement assessment for damage to the common area by minor residents of his property. The Board took the issue under advisement and noted a written response would be provided in writing within 15 days of the meeting.

Several homeowners were present to discuss their desire to add CertainTeed brand tri-laminate composition shingles to the approved roofing materials list for the HOA. The Board agreed to allow a membership vote to take place for the purpose of approving CertainTeed Presidential TL model of composition shingles only. The homeowners requested several weeks to prepare information to be distributed and management will follow up accordingly.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair
No new applications are pending

Landscape: Joanna Scherrer, Chair

Management confirmed a final credit would be issued by CCWD in the amount of \$170 for the overage charges from 2009. Total credits to date are approximately \$325 and total penalties were in excess of \$1000

Next Walkthrough to be held May 24, 2010 @ 1:30 PM – meet at Range Pl.

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

Neighborhood Committee: Management advised that the CRO from Martinez PD is available Tue-Thur after 6pm for meetings and the he will be asked to attend in June to setup a neighborhood watch program.

BOO Committee- The committee reported there is continued owl activity at Diablo View and noted that residents should not disturb or approach the owls in Any way. **A motion is made, duly seconded and carried and it is therefore unanimously resolved to approve installation of a third owl box not to exceed \$600, director Shay will confirm installation location.**

APPROVAL OF THE MINUTES

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the March 8, 2010 meeting minutes as submitted.

DELINQUENT ACCOUNTS

A motion is made and duly seconded and it is, therefore, unanimously approved to forward all accounts in the 30 day column to collections in compliance with the collection policies as well as to and write off \$550.86 for account 016 as uncollectable due to bankruptcy.

UNFINISHED BUSINESS

09-08-2: Erosion Control- Director Shay advised the V-ditch inspection will be completed as soon as Director Gregory returns from her family emergency. OPEN ITEM

NEW BUSINESS

03-10-1: Weed abatement- **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the Bodhain Disking and Grading proposal in the amount of \$3500. CLOSED ITEM**

3-10-5 Damage to Fence on Muir Road: Management confirmed that the fence was repaired on 4-12-2010. CLOSED ITEM

03-10-6 CPA Review and Taxes: **A motion is made, duly seconded and carried and it is therefore unanimously resolved to approve the CPA Audit as submitted. Management was directed to include a summary of the audit in the next newsletter noting that a copy of the full audit is available from management at no charge. CLOSED ITEM**

ACTION ITEMS

Next Meeting Date: June 16, 2010. 6:30 Tot Lot

Next Agenda: Fencing Review, Cement Review, Roofing Material vote, Neighborhood watch creation.

Newsletter: Neighborhood watch meeting, Thank you for egg hunt event, BOO committee info.

ADJOURNMENT

A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 8:54 PM.

Respectfully submitted,

Iou Roessler, Acting Secretary for
Diablo View Homeowners Association
Board of Directors, Diablo View HOA

DIABLO VIEW HOMEOWNERS ASSOCIATION
Board Resolutions 2010

A motion is made, duly seconded and carried and it is therefore unanimously resolved to approve the CPA Audit as submitted.

A motion is made, duly seconded and carried and it is therefore unanimously resolved to approve the Borg Fence proposal in the amount of \$2,586 to replace the damaged fence section.

A motion is made, duly seconded and carried and it is therefore unanimously resolved to establish a Barn Owl Observation (BOO) committee chaired by Kathy Minard.

A motion is made and duly seconded and it is, therefore, unanimously approved to forward all accounts in the 30 day column to collections in Compliance with the collection policies as well as to initiate foreclosure on account 177 and write of \$550.86 for account 016 as uncollectable due to bankruptcy.

A motion is made, duly seconded and carried and it is therefore unanimously resolved to approve the CPA Audit as submitted.