

*DIABLO VIEW HOMEOWNERS ASSOCIATION*

November 13, 2008

Board of Directors Meeting Minutes

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

Board of Directors absent: Bob Ganch Treasurer.

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

CALL TO ORDER

President Dave Piersall called the meeting to order at 5:40 P.M at the IHOP on Arnold Drive in Martinez.

HOMEOWNERS' CONCERNS

New Owners:

An owner expressed concerns regarding the verbiage of the collection letter.

COMMITTEE REPORTS

**Architectural (ARC) Committee:** Lou Roessler, Chair

The Owner is considering a committee request to add composition shingles as an approved roofing material.

**Landscape:**

November 24th 1:30 PM – meet at Freshwater Ct.

2140 Hillside- **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the ESR proposal for a full update of the 2002 soils report for all common areas.**

Lower Entry- **Management to follow up with landscaper.**

**Neighborhood Committee:** Bob Ganch, Chair

Management was directed to include a volunteers needed article in the December newsletter and propose a “clean up the hill” day.

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

APPROVAL OF THE MINUTES

**Tabled, copies to be provided for review.**

DELINQUENT ACOOUNTS

**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

- 8-08-1: 2009 Budget & Reserve Study -- **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the 2009 budget with dues at \$42 per unit per month.**
- 8-08-3: Lower Muir Planting proposal – See committee reports. OPEN ITEM.
- 8-08-4: Tree planning – Hamilton Tree is scheduled to complete phase I the third week in December. OPEN ITEM.
- 9-08-1: Gopher Control – Management was directed to contact Gopher abatement vendor. OPEN ITEM.

### NEW BUSINESS

- 10-08-1: 2365 Sweetwater Fence – Management responded to the owner as directed. CLOSED ITEM.
- 10-08-3: Insurance Renewal – - **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the insurance renewal with a premium of \$6,070.** OPEN ITEM
- 10-08-4: Annual Meeting – Management will confirm the room and pick up snacks. CLOSED ITEM

### ACTION ITEMS

**Meeting Date:** 12-4-08 at the Church of Christ 6:45pm

**Next Agenda:**

**Newsletter:** Traffic control, volunteers needed, hill clean up day. Tree pruning dates, will do owners trees too at their cost.

### ADJOURNMENT

**A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 6:40 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 renewal with a premium of \$6,070.

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 the purchase of a CD in the amount of \$50,000 for a 6month term.

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.

Deer Fence - A motion is made and duly seconded and it is, therefore, unanimously approved to award the contract to replace the deer fence across from the Tot Lot to A&J Fence for \$5,340.

2009 Budget & Reserve Study – A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the 2009 budget with dues at \$42 per unit per month.. OPEN ITEM

Fencing – A motion is made and duly seconded and it is, therefore, resolved to have the two fences along either side of the Stillcreek path replaced by A&J Fencing. CLOSED ITEM.

Investments -A motion is made and duly seconded and it is, therefore, resolved to have the President and Treasurer make the investment determination for the CD maturing 8/22 in the amount of \$45,966 at CAB which has been bought by Bank of Omaha. OPEN ITEM.

A motion is made and duly seconded and it is, therefore, resolved to have one issue of the newsletter reproduced in color for \$50 and ask for feedback.