

DIABLO VIEW HOMEOWNERS ASSOCIATION

October 29, 2008

Board of Directors Meeting Minutes

Board of Directors present: Dave Piersall President, Yvonne Tweeten Secretary, Richard Grzybowski Vice President, Bob Ganch Treasurer.

Board of Directors absent: Lou Roessler, Director.

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

CALL TO ORDER

President Dave Piersall called the meeting to order at 5:36 P.M at the IHOP on Arnold Drive in Martinez.

HOMEOWNERS' CONCERNS

New Owners:

An owner expressed concern regarding the continued decline in home values in the community.

An owner complained about traffic control problems such as speeding and stop sign running. The Board directed management to include an article in the next newsletter addressing these concerns.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair

2178 Westward Place. – Window replacement style to match existing – approved

2253 Freshwater – garage door-approved

2310 Sweetwater-Roof-Approved with condition that a city permit is obtained and a copy provided to the HOA.

2241 Drycreek-Roof-Approved with condition that a city permit is obtained and a copy provided to the HOA.

2121 Red Rock- Roof-Approved with condition that a city permit is obtained and a copy provided to the HOA.

2170 Blackrock- Roof-Approved with condition that a city permit is obtained and a copy provided to the HOA.

Landscape:

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

2140 Hillside- The Board directed management to pull a copy of the previous opinion letter on this matter from counsel. Further action is tabled pending review of the letter. Management will also obtain proposals for a full and partial analysis by an engineer.

Lower Entry- **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve no more than \$1200 in renovation work for the lower entry, including removal and installation of plants to be selected by the committee.**

Management was directed to pull a copy of the 2008 landscape contract renewal.

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Neighborhood Committee: Bob Ganch, Chair

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

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 September 2008, as corrected.

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 –The Board directed management to have the reserve figures revised to show a 1.5% return on investments and then adjust the operating budget accordingly. OPEN ITEM
- 8-08-3: Lower Muir Planting proposal – See committee reports. OPEN ITEM.
- 8-08-4: Tree planning – **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the Hamilton Tree proposal in the amount of \$13,975.** OPEN ITEM.
- 8-08-6: 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.** CLOSED ITEM.
- 9-08-1: Gopher Control – Per management’s meeting with the Landscape Pest Control vendor the option for gopher abatement will be reviewed after the rains. OPEN ITEM.

NEW BUSINESS

- 10-08-1: 2365 Sweetwater Fence – **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the replacement of the Deer fence only.** Management was directed to respond to the homeowner and inform them that solid fencing must be applied for through the normal ARC process. OPEN ITEM.
- 10-08-2: Management Contract – **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the 2009 renewal of the management contract with a 3% increase effective 1-1-09.** CLOSED ITEM.
- 10-08-3: Insurance Renewal – Management to obtain proposals. OPEN ITEM
- 10-08-4: Annual Meeting – David Piersall advised he will not be rerunning. The following candidates and incumbents are confirmed; Bob Ganch, Neil Shay, Christine Gregory, Richard Grzybowski, Lou Roessler. Management will send out the annual meeting packet no later than 11-4-2008. OPEN ITEM

ACTION ITEMS

Meeting Date: November 18th IHOP 5:30

Next Agenda: 2009 Budget and Reserve Study

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

Management is reminded that it is contracted for 10-11 newsletters, 10 completed thru October

ADJOURNMENT

A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 8:14 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 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, resolved to update the reserve study for a three year update costing \$800. 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.