

DIABLO VIEW HOMEOWNERS ASSOCIATION

September 8, 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 5:35 P.M at the Tot Lot.

HOMEOWNERS' CONCERNS

New Owners:

There is a complaint of daily construction noise emanating from a backyard. They responded that it is actually the neighbor behind them on Drycreek that is remodeling.

A resident reported dirt bikes on the hill at the tot lot entry. Management dispatched installation of telephone pole barriers.

I got a complaint from Stillcreek that Southwest residents are using up all the street parking with excess vehicles. No specific address. Management was asked that a put a courtesy notice in the newsletter thanking the owners on Southwest for replacing the driveway and remind everyone to park in their driveway or garage and not in front of their neighbor's home.

Reports that 2246 Stillcreek Ct has a rodent infestation, too many people living in the home, excess cars. Management asked for written complaints and will call to a hearing next month.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair

2227 Stillcreek Ct. – garage door replacement – approved

2167 Stillspring – Management to advise owner that trees installed may not exceed the height of the wire portion of the view fence.

Landscape:

September 22nd 1:30 PM – meet at Freshwater Ct.

The committee is requested to obtain a bid to match the upper entry for replanting the lower entry.

Neighborhood Committee: Bob Ganch, Chair

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 August 2008, as corrected.

DELINQUENT ACOOUNTS

A motion is made and duly seconded and it is, therefore, unanimously approved to forward the following accounts in compliance with the collection policies for lien if full payment is not received by 10/10: #20, #128, #191.

UNFINISHED BUSINESS

- 8-08-1: 2009 Budget & Reserve Study –Reserve study update info sent 8/14. OPEN ITEM
- 8-08-3: Lower Muir Planting proposal – See committee reports. OPEN ITEM.
- 8-08-4: Tree planning – Management to schedule a job walk for Phase 1 with Hamilton, Tree Care, and Waraner Wednesday, 9/10 at 10 AM. OPEN ITEM.
- 8-08-6: Investments – We asked to pull the investment CD matured 8/22 in the amount of \$45,966 at CAB which has been bought by Bank of Omaha. OPEN ITEM.

NEW BUSINESS

- 9-08-1: Gopher Control – The Board asked for options to treat the 10 acre open space hill. Management provided a verbal report on a plan of action. It is determined to have the Landscape Pest Control Company survey both the interior and exterior open space and provide recommendations. Management to review investment option in A rated institutions. OPEN ITEM.

ACTION ITEMS

Meeting Date: October 29th IHop 5:30

Next Agenda: class B shake roofs, rebate for new irrigation timer

Newsletter: Call for Candidates, Budget Planning, C02 controls gophers, new roof product, contractor's quiet hours, no power tools on weekends before 9, new trash can BBQ available, map of tree planning phase 1, Drought in place but keep lawns alive, Fall maintenance, no dirt bikes in the open space.

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Management is reminded that it is contracted for 10-11 newsletters
9 completed thru September

ADJOURNMENT

A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 6:41 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.

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.