

DIABLO VIEW HOMEOWNERS ASSOCIATION

September 14, 2009

Board of Directors Meeting Minutes

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

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

No Homeowners present.

CALL TO ORDER

President Bob Ganch called the meeting to order at 6:51 P.M. at the tot lot.

HOMEOWNERS' CONCERNS

Management advised that follow up was completed on the Homeowner's Concerns from July however the City of Martinez is unwilling to do very much about additional speed enforcement in the community.

COMMITTEE REPORTS

Architectural (ARC) Committee: Lou Roessler, Chair

Two applications to re-roof attached homes were received and approved.

A review of artificial lawn materials will be conducted by the committee for the purpose of selecting a pre-approved type.

Landscape:

Walkthrough to be held September 29, 2009 @ 1:30 PM – meet at Range Pl.

Neighborhood Committee: Bob Ganch, Chair. A discussion was held regarding neighborhood watch, to date 6 volunteers have come forward. Management was directed to update and re-run the newsletter article in the next edition.

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 August 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.

UNFINISHED BUSINESS

- 09-08-2: Erosion Control- The Board reviewed the letter and enclosures submitted by the owner of 2140 Black Rock Ct. Management was directed to draft a response for Board review prior to it being finalized and sent.
OPEN ITEM
- 07-09-1: Tree planning- **A motion is made, duly seconded and carried and it is therefore unanimously resolved to approve the Mack Tree proposal in the amount of \$7,596.00 once References can be verified.**
Management was directed to be sure the full scope is included with the approved contract. OPEN ITEM
- 06-09-1 Asphalt path maintenance- **A motion is made, duly seconded and carried and it is therefore unanimously resolved to approve the Calvac Paving proposal in the amount of \$4,950.** Management was directed to ensure the small repair on Still Spring Place is included.
OPEN ITEM

NEW BUSINESS

- 09-09-1 No Smoking Ordinance- **A motion is made, duly seconded and carried and it is therefore unanimously approved to purchase 5 signs for the common area once a revised proof is provided.** OPEN ITEM
- 09-09-2: Water Usage Reduction- Management was directed to draft a letter to CCWD requesting return of the excess usage charges for June-August and to follow up with PJ McNamara about unresolved questions the Board asked. OPEN ITEM
- 09-09-2: Annual Meeting- Management Was directed to secure the church for the meeting on 12-7-09 and ask PJ McNamara to be the guest speaker.
OPEN ITEM

ACTION ITEMS

Meeting Date: 10-29-09 (Budget meeting) and 11-16-09 (Insurance Renewal) at the TOT LOT 6:30PM

Newsletter: trespassing, dog defecation, ARC procedures, vacation watch, mail theft.

ADJOURNMENT

A motion is made and duly seconded and it is, therefore, resolved to adjourn the meeting at 9:13 PM.

Respectfully submitted,

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

Board Resolutions 2009

- 02-09-1: Weed abatement RFP– A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the RFP. The walkthrough date is to be coordinated with Johanna and 3 competitive bids should be solicited for.
- 02-09-3: Newsletter: - A motion is made and duly seconded and it is, therefore, unanimously resolved to approve \$80 to purchase all cartoons except number 1 on the list.

A motion was made and duly seconded and it is, therefore, resolved to have a piece of wood put on the bench with carriage bolts that are turned to deter future vandalism/theft.

A motion is made and duly seconded and it is, therefore, resolved to approve the 2008 annual financial review as submitted

A motion is made, duly seconded and carried and it is, therefore resolved to approve Bodhain Disking and Grading to complete the weed abatement sometime around Memorial Day after the last rains have gone.

A motion is made, duly seconded and carried and it is therefore unanimously approved to purchase 5 signs for the common area once a revised proof is provided.

A motion is made, duly seconded and carried and it is therefore unanimously resolved to approve the Calvac Paving proposal in the amount of \$4,950.

A motion is made, duly seconded and carried and it is therefore unanimously resolved to approve the Mack Tree proposal in the amount of \$7,596.00 once References can be verified.