

DPOA Board Meeting
April 10th, 2025 (corrected)

In Attendance

Heidi Hilbert	X
Lana Prosen	X
Ford Williams	X
Karla Sebastiani	X
Craig Staley	X
Greg Hilbert	X
Bruce Gasaway	
Doug Zook	X
Jeanne Ballard	X
Bill Toney	X
Jim Baker	X

And many members of the DPOA association. **NOTE: This was the annual open meeting for all members.**

Call to Order

3:30 pm

Approval of prior minutes

Greg motioned and Lana seconded.

Treasurers Report – Ford Williams

As of 3/31/2025	
Operating Funds Available	\$13622.71
Reserve Funds	\$7,500.00
Total Funds	\$21,122.52

Ford went through the treasurer’s report from handout at the meeting. (Attached.)

Committee Reports

DMC Liaison – Jim Baker

Jim asked all if they received the DMC board meeting notes. Highlights include the club is in good shape and moving forward and enhancing the club. There will be a pickle ball tourney coming soon and the club is looking to cover the new courts to expand the months they can be used.

Newsletter – Craig

Craig is currently working on the April newsletter and is in good shape. He has received many more contributions to the content of the newsletter and will continue with the spotlight articles he started. He requested anyone with ideas for future articles to please let him know.

Exterior Lights – Greg

All Good – St Patrick’s Day green on Diamante Blvd and will put the red, white and blue filters on for Memorial Day.

Flags– Doug Zook

All Good – No Report

Maintenance – Bruce Gasaway by Greg Hilbert

Welcome Home Properties – the landscape company – is the biggest expense for the DPOA at roughly \$12K. This included mowing, weed control and shrub and tree trimming. HSV POA will mow the ditches and side street in the Diamante twice a year. Additional mowings as needed will be contracted out. Since the board received a quote for mulching in the amount of \$6,000. We decided to handle this with volunteers. So far, they have mulched around the Crepe Myrtles on Diamante Blvd. A big thank you to Jim Fulton, Phil Tyree, Clark Robbins, Greg Hilbert, Jim Baker and Mike Battle for volunteering.

A question was asked by the audience, who owns the property and why doesn’t the club pay for all the landscaping expenses. Discussion and background followed. It was noted that the club was to pay \$2,500 to the DPOA, however, that has not been done in the last few years. Motion to follow up on the monies owed from the club. Jim Baker stated he would follow up.

It was suggested that we need a contract with Welcome Home Properties, as to what should be done and when to get a clear picture of when edging and mowing will be done.

Website Update – Bill Toney

You can now read all meeting minutes from both the DPOA, and the DMC posted on the website. He stated the website is a wealth of information and urged all to visit the website. He asked if anyone had any questions.

Welcome Baskets – Jeanne Ballard

Jeanne explained what is in the baskets. She tries to keep up with all the new residents. Last year 27 were delivered. If you have suggestions as to what should be in the baskets, please let her know.

New Business

Bylaws – Doug Zook

Doug went over the history of how we formed a committee of Heidi, Karla and Doug to revisit the bylaws and update them. Jim Bodge and Bill Toney was very helpful in supplying previous bylaws that were missing from the boards record from past presidents. There was a handout of the bylaws with all changes or updates made highlighted in yellow. Doug went through each highlighted area. The board then asked the attending membership to vote to approve the amended bylaws. Discussion followed and any questions were answered. Martha Smither motioned, and Gayle Wooten seconded. The amended bylaws passed unanimously.

Schedule date for Maderas/Country Club Drive Clean up

Monday, April 28th 8:30am

Picnic Committee Meeting

Price will remain the same Dues – Paying Members \$25 or non-paying members/guests \$35. Please send your payment to Ford Williams, check payable to the DPOA. Colt 45 will perform, and Joe Stafford will supply DJ services. There will be games, specialty drinks, giveaways and 50/50, along with picnic-style food.

Couple's Golf Cocktail Party – Lana

More details will be coming soon, however there will be appetizers, cocktails and a silent auction. Janet Smith said she will donate 3 nice bottles of wine to the silent auction. If you one else would like to donate to the silent auction. Please, let the board. All donations are greatly appreciated.

Ideas for DPOA Projects

Heidi asked if anyone had a project they would like to see done. Some of the street signs are faded, or do not reflect at night. We will make a list to request the POA replace them. Sign on Diamante Blvd stating, "No Club access".

Member Directory

A huge Thank you to Sylvia and John Matthews for updating membership directory.

Old Business

Estado Estates Update

The new tile work is done, and we are now looking to plant scrubs and greenery around the sign.

Heidi Thanked all the attend the annual meeting.

Next Meeting on **Thursday, May 8th 2025, 3:30pm.**

Adjournment:

Adjournment at 4:35 pm

Submitted by Karla Sebastiani