

# DPOA Board Meeting

January 16<sup>th</sup>, 2025

## In Attendance

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

## **Call to Order**

3:29 pm

## **Introduction of Craig Staley**

Craig will be the newsletter writer for the DPOA. Craig introduced himself and gave a brief Bio of himself. Craig is more than qualified to write/publish the monthly newsletter for the DPOA. Heidi will give him all the things she has. A big Thank You to Heidi for writing the newsletter for the past year. And a big Welcome to Craig.

## **Approval of prior minutes**

Doug motioned and Greg seconded.

## **Treasurers Report – Ford Williams**

As of 12/31/2024	
Operating Funds Available	\$7,316
Reserve Funds	\$7,500
Total Funds	\$14,816

Ford went over the 2025 DPOA budget adding a slight increase to expenses to compensate for inflation and raising prices.

Motion to approve the 2025 budget was made to Bruce and seconded by Doug. Approved by all board members

## **Committee Reports**

### **DPOA Liaison – Jim Baker**

### **Newsletter – Heidi**

Heidi is currently working on the January newsletter, and Craig will take over for the February newsletter. Each month's newsletter goes out in the third week of that month.

### **Exterior Lights – Greg Hilbert**

All the Xmas lights and decorations have been taken down and put back into the storage unit. Greg asked for thoughts regarding the DPOA buying their own Storage shed and putting it either by the front gate or maintenance shed on the Diamante golf course. He will talk to the new general manager to get his thoughts. It would be a saving of \$500 a year to the DPOA.

### **Flags– Doug Zook**

Doug replaced some solar lights that were not working, all flags will be new after they are raised from half-mast.

### **Maintenance – Bruce Gasaway**

Bruce blew the leaves from the middle of Diamante Blvd, and other areas.

### **Welcome Baskets – Jeanne Ballard**

31 baskets are made – 21 have been delivered. Some people have not moved in yet. 16 new homes new homes will be built this year.

### **New Business**

The DPOA picnic proposed dates are May 27<sup>th</sup> or June 2<sup>nd</sup>. The board agreed Monday, June 2<sup>nd</sup> would be better. Joe Stafford agreed to be DJ again, Colt 45 to play also. We need to come up with a theme.

The DPOA is looking for a new Asst. Treasurer.

### **Old Business**

Springs Planting for Estado Estates – Bruce will trim the crepe myrtles – Bruce and Doug will get together to create some ideas for planting and prices.

General Meeting – will be March 13th at 3:30 and all are invited to have an open forum.

DPOA directory – Bill requested the board's thoughts on who should be receiving the directory, he feels it should only go to the paying DPOA members, Ford disagreed, and it should be open to everyone.

Discission followed. Motion to have the electronic directory available to all Jeanne second. Motion passed with a 9-1 vote.

Lana requested the DPOA investigate putting some lights in the Diamante Club parking lot as it gets very dark at night.

Next Meeting on **Thursday, February 13<sup>th</sup>, 2025, 3:30pm.**

### **Adjournment:**

Adjournment at 4:22 pm

Submitted by Karla Sebastiani

# DPOA Board Meeting

February 13<sup>th</sup> 2025

## In Attendance

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

## **Call to Order**

3:2 pm

## **Introduction of Jim Baker**

Jim is the new DMC Liaison to the DPOA Board, Welcome Jim and thank you.

## **Approval of prior minutes**

Doug motioned and Jeanne seconded.

## **Treasurers Report – Ford Williams**

As of 1/31/2025	
Operating Funds Available	12,919.92
Reserve Funds	\$7,500.00
Total Funds	\$20,419.92

Ford went over the 2025 DPOA budget and expenses for the month of January. He sent paper bills to all DPOA members that have not paid yet.

## **Committee Reports**

### **DPOA Liaison – Jim Baker**

February 14<sup>th</sup> will be the first live DMC board meeting with all the new members. 16 lots are being built this year. The bylaws have been updated and in the process of being reviewed. Looking to push the club forward and updated. The carpet for the clubhouse will be replaced in May. The DMC is looking at a three-year plan to update the club. The club will be hosting a St. Paddy's Day tournament that has been well received so far. A lot of excitement is being shown by the membership and the club intends to grow this tournament every year.

### **Newsletter – Craig**

Craig is currently working on the February newsletter and is almost complete. He still needs the Presidents letter, a few picture from the recent events that took place in February.

### **Exterior Lights – Greg**

All Good – No Report

### **Flags– Doug Zook**

All Good – No Report

### **Maintenance – Bruce Gasaway**

Bruce reported on the 2025 Welcome Home estimates for the grounds care and maintenance. The estimate came in slightly higher than last year, however, was under budget for 2024. Other maintenance to consider for 2025 is the remulching of many areas around the Diamante. Bruce will get more estimates. Discussion followed.

## **Welcome Baskets – Jeanne Ballard**

1 welcome basket has been delivered for this year. 1 basket was donated to the Galentine luncheon. 4 are set to be delivered. Craig asked that a basket be donated to each event the Diamante may have this year. All agreed.

## **New Business**

### **Bylaws**

Doug reviewed the few changes that were made by the Bylaw committee. The bylaws will be presented at the annual meeting in April.

### **Annual Meeting**

The annual meeting will be held on April 10<sup>th</sup>, at 3:30 in the Diamond room. All members are welcome to attend.

### **Old Business**

DPOA Picnic will be held on June 2<sup>nd</sup> @ 4:00. A committee was formed to decide on the Theme, Specialty Drinks, menu and games. Heidi, Doug, Karla, Jim and Craig will be on that committee.

Next Meeting on **Thursday, March 13<sup>th</sup>, 2025, 3:30pm.**

### **Adjournment:**

Adjournment at 4:07 pm

Submitted by Karla Sebastiani

# DPOA Board Meeting

March 13<sup>th</sup>, 2025

## In Attendance

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

## **Call to Order**

3:30 pm

## **Approval of prior minutes**

Doug motioned and Jeanne seconded.

## **Treasurers Report – Ford Williams by Heidi**

As of 2/28/2025	
Operating Funds Available	\$15,671.63
Reserve Funds	\$7,500.00
Total Funds	\$22,873.92

## **Committee Reports**

### **Newsletter – Craig**

Craig is currently working on the March newsletter and is in good shape. He has 4 highlights this month. Starting to include the great staff of the Diamante in the articles.

### **Exterior Lights – Greg**

All Good – St Patrick’s Day green on Diamante Blvd.

## **Flags– Doug Zook**

All Good – No Report

## **Maintenance – Bruce Gasaway by Heidi**

Crepe Myrtles have been trimmed on Diamante Blvd. He will be sending out a email requesting volunteers to start mulching Diamante Blvd in the coming weeks.

## **Welcome Baskets – Jeanne Ballard**

1 welcome basket has been delivered for this year.

## **New Business**

### **Bylaws**

The proposed bylaw changes will be sent out with the March newsletter, so all members have time to look over before the annual meeting in April.

### **Annual Meeting**

The annual meeting will be held on April 10<sup>th</sup>, at 3:30 in the Diamond room. All members are welcome to attend. Heidi requested we all have a line or prepared to speak about what we do on the board.

### **Gift Basket Donations**

Criag talked to the board regarding the upcoming events that we could donate a gift basket to. 3 were discussed and the board voted for the women's High Tea on 4/17 at 11:30

## **Old Business**

### **Estado Estates Update**

A plan for planting scrubs and bushes will be forthcoming in the future when some of the construction has been completed on the block.

Next Meeting on **Thursday, April 10<sup>th</sup>, 2025, 3:30pm, in the main dining room**

### **Adjournment:**

Adjournment at 4:07 pm

Submitted by Karla Sebastiani

**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 28<sup>th</sup> 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 8<sup>th</sup> 2025, 3:30pm.**

**Adjournment:**

Adjournment at 4:35 pm

Submitted by Karla Sebastiani

# DPOA Board Meeting

May 8<sup>th</sup>, 2025

## In Attendance

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

## Call to Order

3:30 pm

## Approval of prior minutes

Ford motioned and Doug seconded to accept the corrected minutes.

## Treasurers Report – Ford Williams

As of 4/30/2025	
Operating Funds Available	\$15,030.64
Reserve Funds	\$7,500.00
Total Funds	\$22,530.64

Ford went through the treasurer's report from handout at the meeting. (Attached.) DMC Board has approved the \$2,500 yearly payment to the DPOA and DPOA will receive in June or July. Craig stated that he heard the DPOA membership has been down from last year. Ford explained that it is not the case, the membership is up from last year by 24 paid dues at the same time last year.

Motion was made by Jeanne and seconded by Bruce to accept the report and approve the bills that need to be paid.

## **Committee Reports**

### **DMC Liaison – Jim Baker**

Jim reported the DMC did approve the \$2,500 payment to the DPOA has been approved. The planned cleanup of Country Club Dr took place on April 28<sup>th</sup>. Paul from Diamante stated he and the crew will take of in the future. They will clean up the golf course sand by the pickleball courts. The new carpet for the club house has been delivered and will be installed in the next few days.

### **Newsletter – Craig**

Craig is currently working on the May newsletter and is in good shape. He would like to get it out to membership by next Thursday. 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. Entries for the cookbook have been extended to May 18<sup>th</sup>. He explained what the cookbook would look like and have a history of the club will be included in the book. It will become a keepsake of the club for those who purchase.

### **Exterior Lights – Greg**

Breaker on the second set of lights on Diamante keeps popping, and he feels the wires might be getting wet and will move the mulch, to see if that corrects the situation.

### **Flags– Doug Zook**

All Good – No Report

### **Maintenance – Bruce Gasaway by Greg Hilbert**

Bruce reported the drain by the front gate on Diamante Blvd needs work from the heavy rains we have been experiencing the last few years, and he called the HSV POA and they will fill in with rocks to ensure proper drainage. Welcome Home reported to Bruce that the grass on west side of the Diamante Blvd has fungus or grubs and will investigate the corrective measures. HSV POA will be starting to mow up DeSoto Blvd in the next few weeks so they will be mowing in the Diamante soon. He will be mulching around the guard house to DeSoto Blvd.

### **Website Update – Bill Toney**

Bill reported that the April Newsletter was posted and emailed to all DPOA members. He added any new members to the distribution list. Deleted those no longer property owners. Sent the Picnic announcement and post to website and sent to distribution list.

### **Welcome Baskets – Jeanne Ballard**

1 delivered and 1 set to be delivered. Wine tasting welcome baskets door prize set and ready to be delivered.

### **New Business**

#### **Picnic Committee**

The Picnic Committee will meet on May 13<sup>th</sup> at 10:00 at the club.

#### **Old Business**

#### **Estado Estates**

Doug Zook, Jami Parham, Chap and Beverly Chancellor planted bushes and mulched around the Estado Estates sign. It looks beautiful and thank you for all the hard work.

#### **Questions from the board**

Craig asked about the Annual election of board members, Heidi explained each seat is for three years and when the seat is coming up we post to find volunteers. Next was the discussion of the reserved funds, Ford and Bill explained the reserved was created to help pay for special needs i.e. the sprinkler system on Diamante Blvd needs replacing or any other large expense that may come up.

#### **Couples' Golf Tournament**

Will be held in July, the DPOA is still in need of auction items.

Next Meeting on **Thursday, June 12<sup>th</sup> 2025, 3:30pm.**

#### **Adjournment:**

Adjournment at 4:21 pm

Motion to adjourn Greg and Ford seconded.

Submitted by Karla Sebastiani

## DPOA Board Meeting

June 12th, 2025

### In Attendance

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

### **Call to Order**

3:27 pm

### **Approval of prior minutes**

Bruce motioned and Lana seconded to accept the minutes.

### **Treasurers Report – Ford Williams**

As of 6/31/2025	
Operating Funds Available	\$10,658.00
Reserve Funds	\$7,500.00
Total Funds	\$17,974.00

Ford went through the treasurer's report from handout at the meeting and the Preliminary Picnic accounting. (Attached.) On the Treasurer's report you can see membership in the DPOA is up by twenty members over last year.

### **Committee Reports**

#### **DMC Liaison – Jim Baker**

Everything is moving along. Nothing new to report.

#### **Newsletter – Craig by Heidi**

Newsletter went for June, started working on July.

### **Exterior Lights – Greg**

No report – all good

### **Flags– Doug Zook**

All Good – No Report

### **Maintenance – Bruce Gasaway by Greg Hilbert**

Bruce reported POA has finished mowing the side streets. Welcome home landscaping was paid for their work on the front entrance maintenance. Bruce will be calling Tim Crosby regarding a leak at the front west entrance behind the monument. He trimmed the shooter off the crepe myrtles and will be trimming the vines growing in the pine trees in the fall.

### **Website Update – Bill Toney on vacation**

Website is up to date.

### **Welcome Baskets – Jeanne Ballard**

3 baskets made and delivered for the wine tasting, DPOA picnic, and Motown event, also one basket was delivered to a new residence.

### **New Business**

#### **Couple Golf –**

Event will be held on July 19<sup>th</sup> from 5pm to 7 pm. We will have a charcuterie board. Auction items were discussed.

#### **Old Business**

#### **Lights in Parking Lot**

Lana requested we look into the lights in the parking lot for safety reasons. Though this may fall under the DMC.

Next Meeting on **Thursday, July 10<sup>th</sup> 2025, 3:30pm.**

### **Adjournment:**

Adjournment at 3:57 pm

Motion to adjourn Ford and Greg seconded.

Submitted by Karla Sebastiani

# DPOA Board Meeting

July 10th, 2025

## In Attendance

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

## Call to Order

3:30 pm

## Introduction of Ashlly Lambaren, Marketing Director

After Ashlly introduced herself and gave us a short background, the present board members then introduced themselves. Ashlly has already created wonderful marketing items for the Diamante, and I am sure she will become a great asset to the club. Welcome Ashlly.

## Approval of prior minutes

Bill motioned and Doug seconded to accept the minutes.

## Treasurers Report – Ford Williams

As of 6/31/2025	
Operating Funds Available	\$9,774.00
Reserve Funds	\$7,500.00
Total Funds	\$17,274.00

Ford went through the treasurer's report from handout at the meeting.

## Committee Reports

### DMC Liaison – Jim Baker

DPOA to send out the invite to the dinner after the couples Invitational. Bill will handle the email and send out to the appropriate members. Discussion followed. The next DMC meeting is in two weeks. Bill suggested the DMC includes positive things in the meeting minutes sent out. 3-4 houses to close in Aug-Sept timeframe, which means new members to the club.

### **Newsletter – Craig by Heidi**

Craig is working on the July newsletter; interviews have been done and need to be written up. He would like to get the newsletter to the membership by Monday.

### **Exterior Lights – Greg by Heidi**

Greg put out the red, white and blue filters on the lights on Diamante Blvd. for the fourth of July.

### **Flags– Doug Zook**

A couple of flags will need to be replaced in the next couple of months.

### **Maintenance – Bruce Gasaway by Greg Hilbert**

Bruce reported he found Marvin Dunn to mow the side streets of the Diamante, which was no easy task as he had to make many calls to get any estimate from suppliers. The work was performed at the cost of \$2,000. The Diamante does the side cutting in a as needed bases. The sprinkle system on Diamante Blvd needed repair with the cost of \$1,020.

### **Website Update – Bill Toney**

Website is up to date. However, he would like pictures of all board members to place on website.

### **Welcome Baskets – Jeanne Ballard**

2 - 3 baskets made and ready to be delivered.

### **New Business**

#### **Couple’s Golf Cocktail Committee Meeting Update**

The event will be held on July 19<sup>th</sup> from 5pm to 7 pm. We will have a charcuterie board. Heidi showed the beautiful bid sheets Craig created for the event. Discussion followed regarding how it can run more smoothly, and it was suggested that the DPOA plan and run both the cocktail party and the invitational golf the next day.

### **Old Business**

Next Meeting on **August 14th 2025, 3:30pm.**

### **Adjournment:**

Adjournment at 4:26 pm

Motion to adjourn Ford and Bill seconded.

Submitted by Karla Sebastiani

# DPOA Board Meeting

August 14, 2025

## In Attendance

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

## **Call to Order**

3:32 pm

## **Introduction of Robin Persson – Asst. Treasurer**

After Robin introduced herself and gave us a short background, the present board members then introduced themselves. Welcome Robin, look forward to collaborating with you.

## **Approval of prior minutes**

Craig motioned and Doug seconded to accept the minutes.

## **Treasurers Report – Ford Williams**

As of 7/31/2025	
Operating Funds Available	\$15,544.00
Reserve Funds	\$7,500.00
Total Funds	23,044.00

Ford went through the treasurer's report from handout at the meeting and spoke of the couple's golf silent auction results. Thank you to all who participated in making this year's auction to make it an enormous success.

## **Committee Reports**

### **DMC Liaison – Jim Baker**

Not much to report this month. Club revenue is strong due to recent home sales and closings.

### **Newsletter – Craig**

Craig is working on the Aug newsletter, looking to get the newsletter published by next Monday at the latest.

### **Exterior Lights – Greg**

No report. Everything looks good.

### **Flags– Doug Zook**

Placed order for some of the flags for future replacements.

### **Maintenance – Bruce Gasaway**

Bruce reported the drain on Diamante/DeSoto Blvds, has been repaired. The board and Bruce would like to give Dan Quandt a big Thank you for helping Bruce trim branches overhanging on Diamante Blvd. Tree Trimming was discussed in all the areas of the Diamante. Bruce will contact the HSV POA to see if they will come to trim unsafe branches in the Diamante.

### **Website Update – Bill Toney**

Website is up to date.

### **Welcome Baskets – Jeanne Ballard**

No Report – Craig wanted to mention he would like to have a welcome basket for donation at the Cookbook tasting event.

### **New Business**

#### **DMC and DPOA Project – Jim Baker**

Jim would like to hold this discussion until further notice, when he has more details to share.

## **DPOA December Christmas Cookie Exchange to Benefit Children – Craig Staley**

Craig's idea was to have the club members bake 4 dozen cookies to bring in and they take home three dozen leaving the last dozen to be donated to local schoolchildren. Discussion followed. Ford volunteered to also inquire regarding placing a Diamante angel tree to help with gifts for the local children in need.

## **Birthday Club**

In addition to publishing the monthly Birthday list in the newsletter, have a special dinner or bunch for the birthday month members at the club. Discussion followed. Craig will investigate the feasible with the chef.

## **Old Business**

### **Prepay for cookbooks.**

Craig asked for approval to release the funds for the cookbooks the DPOA agreed to order. Karla approved, Bill seconded. 12 books.

Next Meeting on **Thursday September 11, 2025, 3:30pm.**

## **Adjournment:**

Adjournment at 4:22 pm

Motion to adjourn Ford and Bruce seconded.

Submitted by Karla Sebastiani

# DPOA Board Meeting

September 11, 2025

## In Attendance

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

## **Call to Order**

3:30 pm

## **Approval of prior minutes – as revised**

Jeanne motioned and Doug seconded to accept the minutes.

## **Treasurers Report – Ford Williams**

As of 8/31/2025	
Operating Funds Available	\$13,770.00
Reserve Funds	\$7,500.00
Total Funds	\$21,270.00

Ford went through the treasurer's report from handout at the meeting and spoke of the couple's golf silent auction results. Thank you to all who participated in making this year's auction to make it an enormous success. The finances look very good as far as the budget is set for 2025. Discussion followed regarding setting up an account to Fidelity for better interest rates. Bill motioned to set up account, Greg seconded. No objections from members – motioned approved.

## **Committee Reports**

### **DMC Liaison – Jim Baker**

DMC will pay for the initial cleanup of Country Club Drive and surrounding areas by the pickleball courts and tennis courts. Eventually the pool area will need refreshed also. Discussion followed regarding the outside kitchen and bar area.

### **Newsletter – Craig**

Craig is working on the Sept newsletter, looking to get the newsletter published by next Monday at the latest.

### **Exterior Lights – Greg**

Two of the five sets of lights in the crepe myrtles on Diamante Blvd, keeps blowing the circuit. He is trying to figure out why and might need to call a electrician. Bruce will ask Phil Tryee if knows anything about the reason.

### **Flags– Doug Zook**

They are currently at half mast for the 9/11 victims and will stay at half mast until Sunday for Charlie Kirk.

### **Maintenance – Bruce Gasaway**

Bruce hired someone to do maintenance on the limbs hanging over the streets. David Harper from the HSV POA told him the mower are working their way to the Diamante and should be here shortly. Mowing, weeding and spraying were done, and some crepe myrtles were trimmed. Next spring all the crepe myrtles will be trimmed. Jeanne asked about a culvert by her house. Bruce will take a look and contact the HSV POA.

### **Website Update – Bill Toney**

Bill is conducting a major update to the website. He needs pictures of each board member.

### **Welcome Baskets – Jeanne Ballard**

Jeanne delivered two baskets, a few people have not moved in yet.

## **New Business**

### **DPOA December Christmas Cookie Exchange to Benefit Children – Craig Staley**

No update, however, Ford was able to get permission for a giving tree to be set up at the Diamante, to benefit the foster children in the area.

### **Birthday Club**

Little progress Craig did talk to Paul, and he liked the idea. Final details will be discussed and would like to start in January 2026

### **Decoration of the Mailboxes at Christmas – Contest**

Heidi brought up the idea of having a mailbox decoration contest around Christmas. Board likes the idea and will need to discuss details at the next meeting.

## **Old Business**

### **Prepay for cookbooks.**

The social committee has decided not to have the tasting; the cookbooks will be available for pick up at the Diamante during breakfast hours. Date will be posted.

Next Meeting on **Thursday October 9, 2025, 3:30pm.**

### **Adjournment:**

Adjournment at 4:30 pm

Motion to adjourn Ford and Bruce seconded.

Submitted by Karla Sebastiani

# DPOA Board Meeting

October 9, 2025

## **In Attendance**

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

## **Call to Order**

3:28 pm

## **Approval of prior minutes**

Jeanne motioned and Doug seconded to accept the minutes.

## **Treasurers Report – Submitted by Ford Williams**

As of 9/30/2025	
Operating Funds Available	\$13,270.00
Reserve Funds	\$7,500.00
Total Funds	\$20,770.00

## **Committee Reports**

### **DMC Liaison – Jim Baker**

No Report as Jim was not in attendance.

### **Newsletter – Craig**

Craig is working on the Oct newsletter, looking to get the newsletter published by next Wednesday at the latest, to be able to include the photos from the 30-year Gala.

### **Exterior Lights – Greg**

Three banks of lights on Diamante Blvd, were not working. Phil Tyree and David Paul helped Greg figure out what was wrong and they are all now fixed and working properly.

### **Flags– Doug Zook**

All Good.

### **Maintenance – Bruce Gasaway**

The crepe myrtles on Poema, Estado Estates and both Alhajas have been trimmed. David Harper from the HSV POA informed Bruce the POA will be mowing the Diamante area starting Monday, October 13, 2025. Bruce checked on the old mower in the shed and will try to fix. Street signs that have faded and are unreadable have been requested to be replaced with the HSV POA.

### **Website Update – Bill Toney**

Bill is requesting all board members stop by the Diamante and get their picture taken for the updated website. He is also requesting that a copy of the newsletter be printed out each month and put around the clubhouse for members to read. He and Jeanne will also be starting a list of contactors that members recommend to be posted on the website for all Diamante members to view when needed.

### **Welcome Baskets – Jeanne Ballard**

Delivered 8 baskets, 3 made and ready to go. Also has made 5 promo basket for door prizes. Craig motioned that the new Diamante cookbooks be included in the welcome baskets. Discussion followed, tabled until January.

### **New Business**

#### **Holiday Season Events.**

Craig provided a mockup of the Holiday Season Events flyer featuring the mailbox decorating contest, the Angel Tree, and the Cookie exchange. Watch your mail for updates.

### **Old Business**

#### **Birthday Club**

This is tabled until after the first of the year.

Next Meeting on **Thursday November 13th, 2025, 3:30pm.**

### **Adjournment:**

Adjournment at 4:30 pm

Motion to adjourn Jeanne and Doug seconded.

Submitted by Karla Sebastiani

# DPOA Board Meeting

November 13, 2025

In Attendance

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

## **Call to Order**

3:31 pm

## **Approval of prior minutes**

Greg motioned and Jeanne seconded to accept the minutes.

## **Treasurers Report – Submitted by Ford Williams**

As of 10/31/2025	
Operating Funds Available	\$11,773
Reserve Funds	\$7,500
Total Funds	\$19,273

Ford went over the proposed budget for 2026. Motion to approve the 2026 budget and dues will remain the same for next year. Approved.

## **Committee Reports**

### **DMC Liaison – Jim Baker**

The DMC is working on the 2026 budget proposal.

### **Newsletter – Heidi**

Craig resigned from the editor position; Heidi will be taking over the newsletter. The December newsletter is pretty much done, just needs a few more things.

### **Exterior Lights – Greg**

Greg and Bruce will get the tubs and decorations on the first Sunday after Thanksgiving, Monday 12/1 volunteers are needed to put up the decorations around the front gate and entrances of the Diamante.

### **Flags– Heidi for Doug Zook**

They currently at half staff for Dick Ceney.

### **Maintenance – Bruce Gasaway**

Mike Stouffer volunteered to pressure wash the curbs on Diamante Blvd, which will be done in the spring. Grass was mowed and Bruce blew the leaves. Both signs on Princessa were replaced the by HSVPOA.

### **Website Update – Bill Toney**

The Club is in the process of creating a new website, which Bill asked if the DPOA would like to create a separate DPOA website. Bill thinks this would be a good idea. Discussion followed. The site would be in ADA compliance. Karla Motioned to create a DPOA website/ Greg second – motion passed.

### **Welcome Baskets – Jeanne Ballard**

14 gift baskets for new homeowners have been delivered so far this year, 6 gift baskets were donated to event of the Diamante, 3 people have not moved in yet.

### **New Business**

#### **Slate of Officers – Heidi**

Discussion followed regarding whose seats are going to be replaced and who would agree to continue their time on board. More information to follow.

#### **Newsletter Distribution at Club – Heidi**

The newsletter will be in the Diamante club house starting January.

## **Old Business**

### **Angel Tree - Ford**

All Angels have a volunteer donor. Gifts need to be collected before Dec 1<sup>st</sup>, 2025

### **Holiday Season Events**

Heidi provided examples of the final dates and times of the cookie exchange and Mailbox decorating Christmas contest. Also supplied a list of Diamante neighbors that the DPOA will deliver to.

### **Birthday Club**

This is tabled until after the first of the year.

Next Meeting on **Thursday December 11th, 2025, 3:30pm.**

### **Adjournment:**

Adjournment at 4:26 pm

Motion to adjourn Jeanne and Heidi seconded.

Submitted by Karla Sebastiani

# DPOA Board Meeting

December 11, 2025,

In Attendance

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

## Call to Order

3:37 pm

## Approval of prior minutes

Ford motioned and Jeanne seconded to accept the minutes.

## Treasurer's Report – Submitted by Ford Williams

As of	10/31/2025
Operating Funds Available	11,773
Reserve Funds	7,500
Total Funds	19,273

## Committee Reports

### DMC Liaison – No report

### Newsletter – Heidi

The newsletter was sent out in early December, and we will start selling ads to fund the replacement of Christmas Lists.

### Exterior Lights – Greg

1. Christmas lights put up. Participants: John Mathews and David Paul put up the Christmas tree.

Jim Fulton, Greg Hilbert, Bill and Garrett Kleinschmidt, Mark Ryan, Dan Quant, Randy Bergfield (Poema/Alhaja), Roy Hopkinson, John Sutey, Bruce Gasaway, Greg Reese, Phil Tyree, Jim Bodge, Keith Hughes, Chuck Stofer

2. Many of the lights are broken or do not work. Need to replace:

a. Christmas tree lights. Need about 250 feet or more of C3 multicolor bulbs. Estimated cost at half off after Xmas: \$80

b. Need NEW multicolored mesh lights, about 6 sets. Estimated cost at half off after Xmas: 6 sets @ \$12 = \$72

c. Therefore, looking for board approval for about \$150-175 (with tax) for the new/replacement lights

d. Decorations on Country Club drive entrance to be “upgraded” by Lori McGhee, as they are sub-par.

Lori McGhee and Patti Jones are operating an interior design firm. They intend to present their concept for next year's Christmas décor layout to the board in January. The board has agreed to discard the outdated Christmas lights and decorations and allow Lori and Patti to take the lead next year to design Diamante’s Christmas display at all entrances. A committee will be added to sell ads to be placed in the newsletter to generate revenue to pay for the new Christmas decorations for all the entrances.

### **Flags– Doug Zook**

All the flags are at full staff.

### **Maintenance – Bruce Gasaway**

Mowing was completed last month. You might have observed that someone drove through the corner of Diamante Blvd., which has caused ruts in the sod. Bruce plans to fill in the sod with sand.

### **Website Update – Bill Toney**

The Club's new website will be operational by February 1st, and the DPOA will also launch our website at that time.

### **Welcome Baskets – Jeanne Ballard**

Jeanne received two new property owners information from Terri Socha this past week, one is a sapphire and the other is a part-time resident. We concluded that she did not need to prepare baskets for either of them. Heidi asked her to create one basket for the Bubbly Brunch to serve as a door prize and another for the Mailbox Contest. This was approved and seconded by Doug and Bruce.

### **New Business**

#### **Meeting Change for January**

The meeting scheduled for January has been rescheduled to January 15 due to the club's closure for deep cleaning. Heidi will distribute a reminder to inform everyone that the meeting will take place on the third Thursday rather than the second Thursday.

#### **Bylaws Meeting**

Heidi will be sending out dates after the first of the year to Jim Bodge, Doug Zook, and Karla Sebastiani to set up a meeting to review the bylaws. The meeting will most likely be in late January or early February.

#### **Old Business**

#### **Cookie Exchange**

Reminder: The cookie exchange will take place on Friday, December 19, 2025, from 12:00 p.m. to 2:00 p.m. Heidi has requested assistance and encourages members to help deliver cookies to those who are homebound.

**Decorating the Mailbox.**

Heidi commented on her neighborhood and the participation that she has seen of Diamante members who have decorated their mailboxes.

**Birthday Club**

Heidi shared her thoughts about her neighborhood and noted the involvement of Diamante members who have decorated their mailboxes.

**Adjournment:**

Adjournment at 4:15 pm

Motion to adjourn Ford and Doug seconded.

Submitted by Heidi Hilbert