

DPOA Board Meeting

January 11th, 2024

In Attendance

Heidi Hilbert	X
Lana Prosen	
Ford Williams	PHONE
Nancy Webb	X
Karla Sebastiani	X
Greg Hilbert	X
Bruce Gasaway	X
Doug Zook	X
Jeanne Ballard	X
Dave Rich	X

Call to Order

3:32 pm

Approval of the Agenda

Approval of prior minutes

Treasurers Report – Ford Williams/Nancy Webb

As of 12/31/2023	
Operating Funds Available	\$2,553.11
Reserve Funds	\$7,500.00
Total Funds	\$10,053.11

Expenses

- Christmas Decorations (\$148)

All financial will be handed over to Ford, Nancy started a binder for 2024. Ford spoke about the dues statements that will be sent out before the end of month, just waiting for a clean address list if possible.

Committee Reports

DPOA Liaison - Dave Rich

Jim Erickson will be the DMC liaison going forward but Dave will fill in when necessary. Dave spoke of the capital improvement fund and will continue to update the DPOA board.

Newsletter – TBA

Heidi will put a newsletter together and requested Greg, Bruce and Jeanne to forward their bios previously sent to Dana. We will be looking for a new person to create/publish the newsletter in light of Dana's passing. Prayers for Dana and family.

Exterior Lights – Greg Hilbert

Greg is the new light person taking over from Phil Tyree. Welcome Greg. Greg stated the Christmas lights and decoration were taking down on January 2nd. He is still working with Phil on the transition.

Flags– Doug Zook

Everything good. The flag that was the club responsibility was replaced the same day as the DPOA made them aware that it was faded and needed replaced.

Maintenance – Bruce Gasaway

Bruce is the new maintenance person taking over from Neil Phelan. Welcome Bruce. He is still working with Neil on the transition. Crepe Myrtles will be pruned in late February to early March timeframe. He will be working on the repair/replacement of the monument entering the club from Maderas.

DPOA Picnic/Total Solar Eclipse, Monday, April 8, 2024 – Doug Zook

Doug is exploring different ideas for decoration themes to be used at the picnic. He proposed yard flags and could be used around the out area and different ideas. A motion was made by Karla and seconded by Jeanne to approve a budget for \$200.00. Connie Vaden committed to supplying eclipse themed desserts. Doug also met with Carole Bodge – marketing committee- regarding enhancing the Diamante showcase in conjunction with the HSV POA efforts to promote the area. Diamante will have a golf tournament on Friday and Saturday and will be present at an area showcase at the Balboa pavilion on Sunday. She would like to see 20 tickets for the picnic event that they could put on the website for sale. Doug had a sample press release the POA will use to promote the historic event. Doug and Heidi will be meeting with Niyda to discuss the food for the event soon. We will have a 50/50 raffle and possibility a door prize/gift basket. They need to confirm how many attendees the club can handle.

Tentatively the entrance fees will be \$35.00 for members and \$40.00 for guests.

Doug will contact the Trademark Henderson team to see if they are interested in a sponsorship. Heidi will contact Arvest regarding their sponsorship and Neil stated previously he would like to sponsor with his audiology business.

Welcome Baskets – Jeanne Ballard

Jeanne is transitioning. Supplies were given from previous position holder. Three baskets are needed.

New Business

Bill Toney will become the new webmaster for the DPOA

Idea for Fundraiser

Chili cook off in the Oct/Nov timeframe.

Couple Golf Tournament would like to partner again with same as last year.

Need one more to be discussed at a later date.

Close of Meeting – 4:09pm

Next Meeting on 2/8/24 @ 3:30pm

Submitted by Karla Sebastiani

DPOA Board Meeting

February 8, 2024

In Attendance

Heidi Hilbert	X
Lana Prosen	
Ford Williams	X
Nancy Webb	X
Karla Sebastiani	X
Greg Hilbert	X
Bruce Gasaway	X
Doug Zook	X
Jeanne Ballard	X
Dave Rich	X

Call to Order

3:32 pm

Approval of the Agenda

Approval of prior minutes

Bruce motioned and Nancy second

Treasurers Report – Ford Williams

As of 1/4/20234	
Operating Funds Available	\$2,158.61
Reserve Funds	\$7,500.00
Total Funds	\$9,658.61

Expenses

- Stamps (\$132)
- Welcome Home Property Service (262.50)

Ford sent out the emails regarding the annual dues. They are coming in and will be deposited.

Committee Reports

DPOA Liaison - Dave Rich

Jim Erickson has stepped down and Rob Bowers will become the DMC Liaison starting in March. The 10½ acres owned by the Diamante across the street on Maderas Dr has been sold and the closing will be in the next days. The money realized from the sale will go to the liability fund and the capital improvement fund for the pickleball courts. They are hoping to put them on the left side of the tennis courts. Bids are currently in the process of being reviewed.

Newsletter – TBA

Heidi will put a newsletter together and requested articles. Heidi requested Jeanne to forward her bio previously sent to Dana. We will be looking for a new person to create/publish the newsletter in light of Dana's passing. The upcoming newsletter will include a feature in memory of Dana. The solar celebration event.

Exterior Lights – Greg Hilbert

Greg reported Phil Tyree dropped off supplies and spare parts he had for the lights. A light in the guard house will be replaced.

Flags– Doug Zook

Everything is good. One flag was replaced, and he will be purchasing more in the next month.

Maintenance – Bruce Gasaway

Bruce is getting estimates for sign leading to the Diamante CC off Maderas and Country Club Drive. He also met with Ken Collins from Welcome Home Property Services regarding the upcoming mowing, pruning of the crepe myrtles on all entrance streets, and needed mulch in areas.

DPOA Picnic/Total Solar Eclipse, Monday, April 8, 2024 – Doug Zook

Doug and Heidi met with Neyna and the food/drink menu has been planned. The event ticket prices will be member 30.00/guest 40.00. They will be meeting with Carol Bodge, Jeanne, and Neyna to discuss and finalize the menu, drink tickets, desserts, activities, decorations, signage, and marketing of the event on 2/23. Heidi will contact a disc jockey regarding playing the solar eclipse playlist Doug has compiled when the live band is not playing.

Database – Bill Toney given by Heidi

Bill is diligently working on a complete DPOA database, which is very time consuming, trying to ensure all members and their spouses are on the list. He sent out the newsletter. He is also in the process of updating the DPOA website (www.diamantemember.com) and would like feedback regarding what the board would like to see on the site. He also included in his report regarding the success of the Newsletter distribution through email. Very impressive.

Welcome Baskets – Jeanne Ballard

Jeanne shared her vision/ideas for future welcome baskets. She is making 5 for now and 4 will go out by the end of the month.

New Business

Bylaws Meeting Update- Heidi, Doug and Karla will meet with Jim Bodge on 2/14 to finalize the bylaws and determine the steps to pass the new bylaws with the DMC.

Close of Meeting – 4:09pm

Next Meeting on 3/14/24 @ 3:30pm

Submitted by Karla Sebastiani

DPOA REPORT

Board Meeting

February 8, 2024

DPOA DATABASE DEVELOPMENT

- Diligently working on a complete DPOA database.
 - Info from numerous sources
 - Quite time consuming – not sure when it will be complete.
 - Tried to ensure all Member spouses were on the list – only asked to add 2 after distributing the Newsletter email. (Note below)

WEBSITE (www.diamantemember.com)

- In the process of updating
- Would like Board feedback on what all you would like in the DPOA section.
- All known Newsletters are available on the site.

EMAIL ACTIVITY – NEWSLETTER DISTRIBUTION

- Sent to: 307 email addresses
- Successful Deliveries: 301.... 98%
- Email Addresses Opened: 224
 - Total Opens: 513 (equates to more than one opening by the email address that did open the email. Example: some folks opened the email 2X and a few even opened the email 4, 5 or 6X – not sure why.)
- Didn't Open: 83
- Clicked: 151
 - Total Clicks: 258 (Some clicked on the Newsletter more than one time. May have opened, viewed, closed and again re-opened the Newsletter.)
- Bounced: 6 – Contacting the individuals to resolve – they must re-enter their info per the system requirement.
 - Soft Bounce: 4
 - Hard Bounce: 2
- Unsubscribed: 0
- Complained: 0

RECOMMENDATION / SUGGESTION Recommendation

- The next Newsletter – recognize/feature (in memory of) Dana Peick

DPOA Board Meeting

March 14, 2024

In Attendance

Heidi Hilbert	X
Lana Prosen	X
Ford Williams	
Nancy Webb	
Karla Sebastiani	X
Greg Hilbert	X
Bruce Gasaway	
Doug Zook	X
Jeanne Ballard	X
Bill Toney	
Rob Bowers	

Call to Order

3:30 pm

Approval of the Agenda

Approval of prior minutes

Doug motioned and Jeanne seconded after one correction.

Treasurers Report – Ford Williams

As of 3/13/2024	
Operating Funds Available	\$12,116
Reserve Funds	\$7,500.00
Total Funds	\$19,616

Expenses

- Welcome Home Property Service (4,363)

Collected \$8,515 in dues so far/ Ford sending through USPS the notices to all who have not paid dues yet. So far has collected \$6,320 in Picnic ticket sales from 124 members and 65 guests.

Committee Reports

DPOA Liaison - Rob Bowers

No report

Newsletter – TBA

Heidi will put a newsletter together and requested articles. Ford will be the next board member highlights in newsletter. Jeanne will be April. We will be looking for a new person to create/publish the newsletter considering Dana's passing. The solar celebration event is sold out. If anyone is not on Bill Toney's email list, please let us know so he can update.

Exterior Lights – Greg Hilbert

Greg reported he ordered new green filters paper for the lights highlighting the crepe myrtles. Doug requested that the security lights and the sprinkler system be shut off during the picnic as to not interfere with the eclipse.

Flags– Doug Zook

No Issues

Maintenance – Bruce Gasaway

Received an invoice from Welcome Home for weed control and trimming \$320.00. Ford paid. Bruce received an estimate from Deaton Construction in the amount of \$23,785.00 for the Diamante front entrance Diamante CC off Maderas and Country Club Drive. Discussion followed and the board requested we get more estimates.

DPOA Picnic/Total Solar Eclipse, Monday, April 8, 2024 – Doug Zook

The picnic solarbration is sold out. Doug is looking for someone to volunteer to design and create the table center pieces and decorations for the picnic. He will ask Lori McGee and a few others. Discussion followed regarding having a wait list and it was decided no wait list is necessary. Diamante cards and being placed and different area to promote the picnic and the discovery packages that are available.

Welcome Baskets – Jeanne Ballard

Jeanne has delivered 4 out of the 5 welcome baskets and will work on the new baskets needed.

New Business

Bylaws Meeting Update- Bylaws were updated following Jim Bodge's suggestions from previous bylaws that were unavailable to us previously. Membership needs to vote to accept the changes made.

DPOA/couples Golf cocktail party – Friday July 19th. Will start planning next month after the solarbration picnic. Need silent auction items.

Entrance to Country Club Drive Monument replacement – Please see above in maintenance.

Close of Meeting – 4:30pm

Next Meeting on **Tuesday 4/9/24 @ 3:00pm**. Note: time and date change for April's meeting.

Submitted by Karla Sebastiani

DPOA Board Meeting

April 9, 2024

In Attendance

Heidi Hilbert	X
Lana Prosen	X
Ford Williams	X
Nancy Burk	X
Karla Sebastiani	X
Greg Hilbert	X
Bruce Gasaway	
Doug Zook	X
Jeanne Ballard	X
Bill Toney	
Rob Bowers	X

Call to Order

3:00 pm

Introduction of Rob Bowers

Heidi welcomed Rob Bowers as the new DMC Liaison and introduced the board.

Approval of the Agenda

Approval of prior minutes

Doug motioned and Lana seconded after one correction.

Treasurers Report – Ford Williams

As of 3/13/2024	
Operating Funds Available	\$18,013
Reserve Funds	\$7,500.00
Total Funds	\$25,513

The Solarbration went very well and we have some outstanding expenses not submitted yet. The band was paid, and miscellaneous expenses were paid.

Expenses

Club costs for picnic \$7866.42

Jeanne Ballard for welcome baskets \$224.65

Motion to approve payment of expenses and accept treasurer's report. Nancy motioned /Doug seconded.

Committee Reports

DPOA Liaison - Rob Bowers

Rob discussed the Initiation Deposit (ID) Fund and the Pickleball Court Construction Project

Newsletter – TBA

Heidi will put a newsletter together and requested articles. We will be looking for a new person to create/publish the newsletter considering Dana's passing. Doug will supply an article regarding the Solarbration success.

Exterior Lights – Greg Hilbert

No report – everything good

Flags– Doug Zook

Doug needs to order a few replacement flags.

Maintenance – Bruce Gasaway – given by Heidi

Bruce is getting estimates for the Diamante monument on Country Club Drive.

DPOA Picnic/Total Solar Eclipse, Monday, April 8, 2024 – Doug Zook

The Solarbration picnic was a great success and he has received numerous emails and comments about the wonder time had by all.

Welcome Baskets – Jeanne Ballard

Jeanne has 3 baskets to be made and delivered.

Old Business

DPOA/couples Golf cocktail party – Friday July 19th. Heidi to meet with the Couple Golf chairpersons next week. Need silent auction items.

Entrance to Country Club Drive Monument replacement – Please see above in maintenance.

Close of Meeting – 3:32pm

Next Meeting on **Thursday, May 9th and 3:30pm.**

Submitted by Karla Sebastiani

DPOA Board Meeting

May 9, 2024

In Attendance

Heidi Hilbert	X
Lana Prosen	X
Ford Williams	X
Nancy Burk	X
Karla Sebastiani	X
Greg Hilbert	X
Bruce Gasaway	
Doug Zook	X
Jeanne Ballard	X
Bill Toney	
Rob Bowers	

Call to Order

3:29 pm

Approval of prior minutes

Doug motioned and Jeanne seconded.

Treasurers Report – Ford Williams

As of 5/8/2024	
Operating Funds Available	\$9,103
Reserve Funds	\$7,500
Total Funds	\$16,603

Ford gave an in-depth analysis of the budget YTD 2024. We are on target to close out the year as expected. However, we are not in a position to fund a big project this year.

Ford also went over tax considerations for the future. Since the DPOA has grown, it should now incorporate as an Arkansas Nonprofit Corporation. Ford will file form 8976, in accordance with the Arkansas laws to become a nonprofit corporation and file the necessary tax forms and documents going forward.

Motion to incorporate and file the necessary tax forms. Ford and Greg seconded.

Expenses

Flags

Motion to approve payment of expenses and accept treasurer's report. Nancy motioned /Jeanne seconded.

COMMITTEE REPORTS

DPOA Liaison - Rob Bowers

No report

Newsletter – TBA

Heidi will put a newsletter together and requested articles. We will be looking for a new person to create/publish the newsletter considering Dana's passing.

Exterior Lights – Greg Hilbert

No report – everything good. Will change the lights to red/white and blue for the holiday.

Flags– Doug Zook

Doug purchased a few new flags to replace the tattered ones.

Maintenance – Bruce Gasaway – given by Heidi

Mowing is continuing and still get bids for the Diamante sign.

Welcome Baskets – Jeanne Ballard

Jeanne has 9 baskets to be made and delivered. There have been 17 new property owners so far this year.

Picnic – Doug Zook

Doug met with the Diamante marketing committee, and they said the eclipse was wonderful and our marketing of the event was by far superior to their marketing of the t-shirts they had for sale. And would like start doing things like we do.

Old Business

DPOA/couples Golf cocktail party – Friday July 20th. Need silent auction items. Karla said she has secured a Full Service and Cart detailing package for the silent auction. It will be donated by Tim Griffin. Lana is working with the Burkfields on the details. We will have a 50/50 raffles.

Entrance to Country Club Drive Monument replacement

Discussed Diamante sign on Country Club drive. Ford questioned as to why it would be a DPOA only expense as it is not going into the property owner homes like the other ones, it is a Diamante Country Club sign. The board agreed and we should ask the DMC board to go at least 50/50 with us. Also, a discussion followed regarding the size of the sign.

Close of Meeting – 4:04 PM

Next Meeting on **Thursday, June 13th at 3:30pm.**

Submitted by Karla Sebastiani

DPOA Board Meeting

June 13, 2024

In Attendance

Heidi Hilbert	X
Lana Prosen	X
Ford Williams	X
Nancy Burk	X
Karla Sebastiani	X
Greg Hilbert	X
Bruce Gasaway	X
Doug Zook	X
Jeanne Ballard	X
Bill Toney	
Rob Bowers	X

Call to Order

3:33 pm

Approval of prior minutes

Bruce motioned and Nancy seconded.

Treasurers Report – Ford Williams

As of 6/13/2024	
Operating Funds Available	\$8,548
Reserve Funds	\$7,500
Total Funds	\$16,048

Ford gave an overview of the current YTD results and where we stand versus the proposed budget. It will also be \$650.00 to incorporate the DPOA to be in compliance with the laws of AR.

Expenses

Motion to approve payment of \$650 to incorporate and accept treasurer's report. Doug motioned /Karla seconded.

Committee Reports

DPOA Liaison - Rob Bowers

Rob went over the highlights from the May DMC board meetings. All meeting minutes can be found on the Diamante members website.

Newsletter – Heidi

Heidi will put a newsletter together and requested articles. Starting next month, we will have articles regarding the Diamante Intercollegiate, formerly known as the UALR Women's Golf Classic. We will be looking for a new person to create/publish the newsletter considering Dana's passing.

Exterior Lights – Greg Hilbert

No report – everything good.

Flags– Doug Zook

No report- everything good

Maintenance – Bruce Gasaway

Mowing, weeding and trimming, is still in process. Mowing along streets is expected to start next week. The sprinkler leak was fixed. Bruce requested help in getting estimates for the Diamante sign, since the current estimates are very high. \$20K-\$25K. We only have about \$8K in budget for the sign, if we raise money from future fundraisers. Discussion followed regarding the size and looking into just repairing the current sign.

Welcome Baskets – Jeanne Ballard

Jeanne reported that there have been 17 new members so far this year. All baskets but three have been delivered, on account of the homes not built yet, or families have not moved in yet.

Old Business

DPOA/couples Golf cocktail party – Friday July 20th. Need silent auction items. We have 5 items currently looking for more. Menu has been set. \$16.00 for members, and \$20.00 for guests.

Close of Meeting – 4:09pm

Next Meeting on **Thursday, July 10th at 3:30pm.**

Submitted by Karla Sebastiani

DPOA Board Meeting

July 11, 2024

In Attendance

Heidi Hilbert	X
Lana Prosen	
Ford Williams	X
Nancy Burk	X
Karla Sebastiani	X
Greg Hilbert	
Bruce Gasaway	X
Doug Zook	
Jeanne Ballard	X
Bill Toney	X
Rob Bowers	X

Call to Order

3:33 pm

Approval of prior minutes

Bruce motioned and Bill seconded.

Treasurers Report – Ford Williams

As of 7/11/2024	
Operating Funds Available	\$7,425
Reserve Funds	\$7,500
Total Funds	\$14,925

Ford gave an overview of the current YTD results and where we stand versus the proposed budget. Regarding incorporating the DPOA, Ford has not heard back from the attorney so he will investigate finding another attorney. No Bills to be paid this month so far. Discussion followed regarding the budget.

Committee Reports

DPOA Liaison - Rob Bowers

Rob went over the highlights from the June DMC board meetings. All meeting minutes can be found on the Diamante members website. The DMC is looking to replace the carpeting in the clubhouse and helping pay for the pickleball courts. Discussion followed regarding ways to generate funds for the DMC.

Newsletter – Heidi

Heidi will put a newsletter together and requested articles. Starting next month, we will have articles regarding the Diamante Intercollegiate, formerly known as the UALR Women's Golf Classic. We will be looking for a new person to create/publish the newsletter.

Exterior Lights – Greg Hilbert

No report – everything good. Took down the red, white and blue lights, next season will be possibly Halloween, but definitely red and green for Christmas season.

Flags– Doug Zook

No report- everything good. Replace the frayed flag on Diamante Blvd.

Maintenance – Bruce Gasaway

Mowing, weeding and trimming, is still in process. The sprinkler leak was fixed. Sprinkler timing was also changed to early morning. The POA finished mowing the street areas and the next one will be ordered and paid for by the DPOA. Bruce will get estimates for the Entrance monument to be repair and not replaced at this time.

Welcome Baskets – Jeanne Ballard

All baskets that could be delivered were delivered and some are still waiting for the homes to be built or families to move in.

New Business

Ideas for fundraising were discussed. We would need a chairperson for the Bingo. And Possibly the Chili cookoff.

Old Business

DPOA/couples Golf cocktail party – Friday July 20th. 30 couples have signed up so far.

Close of Meeting – 4:30pm

Next Meeting on **August 15, 2024, 3:30pm**

Submitted by Karla Sebastiani

DPOA Board Meeting

August 8, 2024

In Attendance

Heidi Hilbert	X
Lana Prosen	X
Ford Williams	X
Nancy Burk	
Karla Sebastiani	X
Greg Hilbert	X
Bruce Gasaway	X
Doug Zook	X
Jeanne Ballard	X
Bill Toney	X
Rob Bowers	X

Call to Order

3:27 pm

Approval of prior minutes

Jeanne motioned and Bill seconded.

Treasurers Report – Ford Williams

As of 8/8/2024	
Operating Funds Available	\$7,782
Reserve Funds	\$7,500
Total Funds	\$15,282

Ford gave an overview of the current YTD results and where we stand versus the proposed budget. Regarding incorporating the DPOA, Ford has not heard back from the attorney, so he requested the board approve that he fill out the form on the secretary of state website to incorporate the DPOA, to keep the DPOA legal and operating in the state of AR. Bruce motioned/ Bill seconded passed.

The cocktail party was a success and the DPOA made roughly \$1,700 to be used for future improvements beautification of the property.

Discussion followed regarding how to get members to pay the DPOA dues and learn what we provide the club as a whole.

Committee Reports

DPOA Liaison - Rob Bowers

Rob went over the highlights from the July DMC board meeting. All meeting minutes can be found on the Diamante members website. Finances are good for the DMC, they are looking to meet with builders regarding building more homes for the Diamante community

Newsletter – Heidi

Heidi will put a newsletter together and requested articles. She will have articles regarding the Diamante Intercollegiate, formerly known as the UALR Women's Golf Classic. We are actively looking for a new person to create/publish the newsletter.

Exterior Lights – Greg Hilbert

No report – everything good.

Flags– Doug Zook

Repair on Realeza was performed. New repair at Poema, was reported, which he will take care of after the meeting or tomorrow.

Maintenance – Bruce Gasaway

The sprinkler leak was fixed. Mowing in the front is ongoing. It was brought to his attention that the electric box on the southeast corner of Diamante Blvd and Loyola Drive is looking shabby. Bruce called First Electric, and they stated they had never received a request to paint the boxes before but will look into having the box painted. If they do not the DPOA will investigate planting scrubs or some way to make the area look better.

Doug bought up the rock by the entrances to Alhaja Way and Alhaja Lane have been moved/washed away on account of the big rains we received earlier in the year. Bruce said he would check it out and see if we can repair and/or replace some of the rocks.

Welcome Baskets – Jeanne Ballard

All baskets that could be delivered were delivered and some are still waiting for the homes to be built or families to move in. Jeanne delivered one more basket last month.

New Business

The social committee member Joe Stafford requested the DPOA partner with them for the upcoming event of Cheeseburgers in Paradise. Heidi will include an article regarding the event in the monthly newsletter and the DPOA will have a 50/50 raffle and door prizes to promote the event. Heidi and Karla will be on the committee to meet with Joe and finalize details. The date for the event will be October 12th.

Old Business

Entrance to the club on Country Club Drive. Bruce is still looking for someone to give him bids, it seems to be a bad time as many contractors are busy and do not have time, but he will keep working on it.

Next Meeting on **September 12, 2024, 3:30pm**

Adjournment at 4:09 pm

Submitted by Karla Sebastiani

DPOA Board Meeting

September 12th, 2024

In Attendance

Heidi Hilbert	
Lana Prosen	X
Ford Williams	X
Nancy Burk	X
Karla Sebastiani	X
Greg Hilbert	
Bruce Gasaway	X
Doug Zook	X
Jeanne Ballard	
Bill Toney	X
Rob Bowers	X

Call to Order

3:30 pm

Approval of prior minutes

Nancy motioned and Bill seconded.

Treasurers Report – Ford Williams

As of 8/31/2024	
Operating Funds Available	\$6,323
Reserve Funds	\$7,500
Total Funds	\$13,823

Ford gave an update on the incorporation of the DPOA, he submitted the paperwork to the state and is waiting for approval from the state. He would like to move the banking from Arvest to Relyance Bank. Bill motioned and Doug seconded to move the bank account to Relyance Bank.

Committee Reports

DPOA Liaison - Rob Bowers

Rob went over the highlights from the August DMC board meeting. All meeting minutes can be found on the Diamante members website. Finances are good for the DMC. The DMC is looking to take the minimum from 36 months to 48 months when a new member comes into the Diamante community. The Pickleball courts are scheduled to open in October.

Newsletter – Heidi given by Lana

Heidi will put a newsletter together and requested articles. Bill suggested we put together articles regarding the DPOA and what we are about and accomplish in the neighborhood and the activities are available for dues paying members only. We are actively looking for a new person to create/publish the newsletter.

Exterior Lights – Greg Hilbert given by Lana

No report – everything good.

Flags– Doug Zook

The flag on Diamante Blvd has been replaced.

Maintenance – Bruce Gasaway

Welcome Home did the mowing and weed control. It was brought to his attention that the electric box on the southeast corner of Diamante Blvd and Loyola Drive is looking shabby. Bruce called First Electric, and they stated they had never received a request to paint the boxes before but will investigate having the box painted. He is still waiting to hear back from First Electric.

Doug bought up the rocks by the entrances to Alhaja Way and Alhaja Lane have been moved/washed away on account of the big rains we received earlier in the year. Bruce said shoveled and moved the rocks back into place and the area is looking better.

He is still trying to find someone to look at the Diamante Country Club sign at the entrance, however, is having difficulties finding anyone that is interested in repairing/rebuilding the monument.

Welcome Baskets – Jeanne Ballard

No report

New Business

Ideas for Fundraisers - Bingo night, Bunco night.

DPOA Community Meeting – Bill stated he believed the DPOA should have its own community meeting, like the DMC does yearly. It goes over everything the DPOA does, and to help promote the membership in the DPOA. Bill volunteered to put together the presentation needed. No one objected and thought it was a good idea.

Old Business

Cheeseburgers in Paradise with Social Committee, Karla is the chairperson and stated that she has the door prizes which will be 2 Diamante breakfasts, an Italian Wedding cake homemade by Mary Ellen Laursen, and four wine glasses etched with the tropical/beachy motif. She will ask the golf shop if they are willing to donate a couple of sleeves for golf balls. She will be meeting with Joe Stafford to discuss anything else the DPOA can help with.

Next Meeting on **October 10, 2024, 3:30pm**

Adjournment at 4:20 pm

Submitted by Karla Sebastiani

DPOA Board Meeting

October 10, 2024

In Attendance

Heidi Hilbert	X
Lana Prosen	
Ford Williams	
Nancy Burk	X
Karla Sebastiani	X
Greg Hilbert	X
Bruce Gasaway	X
Doug Zook	
Jeanne Ballard	X
Bill Toney	X
Rob Bowers	

Call to Order

3:29 pm

Approval of prior minutes

Nancy motioned and Bill seconded.

Treasurers Report – Ford Williams Given by Heidi

As of 9/30/2024	
Operating Funds Available	\$5,618
Reserve Funds	\$7,500
Total Funds	\$13,118

Bills paid, Landscape maintenance \$660.00 and Office supplies \$45.00

Committee Reports

DPOA Liaison - Rob Bowers – Given by Heidi

DMC is getting bids for the entrance sign. DPOA is dropping out of it as it was confirmed by Larry Brochaw, the expense belongs to the DMC.

Newsletter – Heidi given by Lana

Heidi will put a newsletter together and requested articles. She received positive feedback on the article regarding the proposed change of changing the initial dues from 36 to 48 months. We are actively looking for a new person to create/publish the newsletter.

Exterior Lights – Greg Hilbert

Greg needs to get together with Phil Tyree to see where the power source for the light on Diamante Blvd, illuminating the tree as some of them are out.

Flags– Doug Zook given by Heidi

The flag on Country Club drive was replaced as it was faded and torn. All other flags are in great shape and won't need to order any replacement flags until next year.

Maintenance – Bruce Gasaway

Welcome Home did the mowing and weed control. Bruce asked if anyone notices any roadside mowing that needs to be done to let him know. They will do the scrub trimming one more time this year. He is waiting for two more quotes on the entrance sign, if we get the quotes he will pass them over to the DMC.

Welcome Baskets – Jeanne Ballard

26 new people in total so far this year, not all baskets have been delivered as of yet.

New Business

Future DPOA functions having pricing for children. We will keep that in mind when the event could have children present, thoughts were 12 and under for free.

Minimum dues requirement on purchases of Diamante property after January 1st to go from three years to four years. Discussions followed, and decided the board should not stand before elections.

Old Business

Entrance into Country Club Drive Monument Replacement – Discuss above.

Cheeseburgers in Paradise with Social Committee, Karla is the chairperson and stated that she has the door prizes which will be 2 Diamante breakfasts, an Italian creme cake homemade by Mary Ellen Laursen, and four wine glasses etched with the tropical/beachy motif, a welcome basket and pumpkin candle.

Next Meeting on **November 14th, 2024, 3:30pm**

Adjournment at 4:12 pm

Submitted by Karla Sebastiani

DPOA Board Meeting

November, 14 2024

In Attendance

Heidi Hilbert	X
Lana Prosen	X
Ford Williams	X
Nancy Burk	X
Karla Sebastiani	X
Greg Hilbert	X
Bruce Gasaway	X
Doug Zook	
Jeanne Ballard	X
Bill Toney	Phone in
Rob Bowers	X

Call to Order

3:23 pm

Approval of prior minutes

Lana motioned and Greg seconded.

Treasurers Report – Ford Williams Given by Heidi

As of 10/31/2024	
Operating Funds Available	\$6,113
Reserve Funds	\$7,500
Total Funds	\$13,613

Discussion followed regarding next year's dues amount; Ford suggested we keep it at \$80. The newsletter will start asking for 2025 dues in the December newsletter. Motion to keep the dues at \$80 by Ford, Jeanne second and all agreed. The DPOA made 1,015 on the 50/50 raffle from the Cheeseburgers in Paradise event hosted by the DMC Social Committee, A HUGE Thank you to Nora for donating her winning back to the DPOA. The DPOA will be in the positive at the end of the year.

Committee Reports

DPOA Liaison - Rob Bowers

The financial are good. The 4 year commitment was approved on any closing after January 1st 2025. The DMC received a bid for \$8,000. The DPOA is out of it as it falls on the DMC to repair/replace. 10 new lots were sold to builders, and the new general manager has not been named, however, great candidates have been phone interviewed, and they will start having in person interviews in the near future.

Newsletter – Heidi

The November newsletter is almost complete. Starting in hopefully January, we will have a new person to write the newsletter.

Exterior Lights – Greg Hilbert

Greg needs volunteers to help bring the decorations from the storage area to the entrance on Diamante Blvd. Bruce volunteered to help on Sunday. **He also needs volunteers to meet on Dec 2nd, 9:00AM at the Diamante Blvd entrance to put up all the lights and decorations.** He also stated that he is taking care of a fire ant problem on Diamante Blvd.

Flags– Doug Zook given by Heidi

No Issues

Maintenance – Bruce Gasaway

November 4th turned off the sprinkler system on Diamante Blvd. DPOA mowed along the streets. Welcome home trimmed all the bushes by the front entrance for the lights.

Welcome Baskets – Jeanne Ballard

30 baskets are made – 21 have been delivered. Some people have not moved in yet.

New Business

Projects for 2025 – tabled for now.

Dates for the new annual DPOA meeting – The calendar for 2025 will be out in December, we will look at a date in January.

Next Meeting on **Thursday, December 12, 2024, 3:30pm**

Adjournment:

Adjournment at 3:59 pm

Submitted by Karla Sebastiani

DPOA Board Meeting

December 12th, 2024

In Attendance

Heidi Hilbert	X
Lana Prosen	X
Ford Williams	X
Nancy Burk	X
Karla Sebastiani	X
Greg Hilbert	X
Bruce Gasaway	X
Doug Zook	x
Jeanne Ballard	X
Bill Toney	
Rob Bowers	X

Call to Order

3:23 pm

Approval of prior minutes

Nancy motioned and Jeanne seconded.

Treasurers Report – Ford Williams Given by Heidi

As of 11/30/2024	
Operating Funds Available	\$5,462
Reserve Funds	\$7,500
Total Funds	\$12,962

Discussion followed regarding next year's dues amount; The newsletter will start asking for 2025 dues in the December newsletter. Ford is going to ask Bill Toney to use mail chimp and send out the dues email, and he will follow up in Feb with paper ones in the USPS. Bills paid were for landscape maintenance and welcome baskets.

Asst. Treasurer Nancy Burk performed the 2024 Financial audit she had questions on two regarding the reporting method as each involved a single check for multi events. All in All the books were in a good shape.

Committee Reports

DPOA Liaison - Rob Bowers

The DPOA board would like to thank you for serving as the DMC liaison these past months. 13-14 houses are being built in the club which will bring in new active members. The DMC will be replacing the carpeting in the clubhouse. A new cart path will also be installed. After a search for a new general manager, Paul Murrison has been named.

Newsletter – Heidi

The December newsletter is almost complete. Heidi is waiting for updated pictures of the Jingers before she publishes. Starting in hopefully January, we will have a new person to write the newsletter.

Exterior Lights – Greg Hilbert

Everything looks great needed to get some supplies to fix the second post on Diamante Blvd, will be repaired tomorrow.

Flags– Doug Zook

No Issues

Maintenance – Bruce Gasaway

Bruce had an invoice for leaf blowing. Bruce has also been blowing leaves in certain areas personally.

Welcome Baskets – Jeanne Ballard

31 baskets are made – 21 have been delivered. Some people have not moved in yet.

New Business

Retirements from the DPOA board – Nancy Burk will be retiring from the board after many years serving as the treasurer and most recently the assist treasure. Many thanks and appreciate goes out to Nancy

Rob requested the board consider paying the \$50 monthly fee to have WIFI in the guard house that is monitoring the vehicle traffic coming in and out, Ford stated we can afford it. Motion to put in the WIFI – Ford Motioned, Greg second – motion approved. Rob will ask John Paul to assist in handling the install.

Old Business

Date for DPOA Annual Meeting – Next week the new calendar will be available and Heidi will look into getting some dates, She would also like all of the board members to be in attendance.

Next Meeting on **Thursday, January 9th, 3:30pm.**

Adjournment:

Adjournment at 4:15 pm

Submitted by Karla Sebastiani