

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stotka office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
August 1, 2013

DRAFT

PRESENT: Victoria D President (2014)
Brian S Vice President (2013)
Nicole S Secretary (2014)
Sheila G Treasurer (2013)
Erik L Member at Large (2013)

***Denotes Absent, MSC:** denotes a motion seconded and carried. No homeowner's were present and Deno Makris, CCAM of Common Development Management, Inc.

CALL TO ORDER: Management called the meeting to order at 7:05pm.

MINUTES: MSC to approve the Board of Directors meeting minutes of May 30, 2013 as provided

FINANCIAL REPORT: MSC to accept financial reports for the period ending through June 30, 2013 was approved for the month of May 31, 2013: Total Income, \$28,900.00, Optg Expenses, \$10,600.00, Optg Balance, \$122,500.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$407,500.00. For the month of June 30, 2013: Total Income, \$29,000.00, Optg Expenses, \$16,700.00, Optg Balance, \$121,000.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$405,900.00. MSC to approve transferring \$40,000.00 from operating to reserves. **Delinquency.** MSC to approve initiating foreclosure #13-06033. MSC to approve waving late fees to #5, as a courtesy due to extreme age of the late fees.

Action/Pending items

- 01-12-2 CONCRETE PROPOSAL:** MSC to approve Schryer/Thompson at a cost of \$9,630.00 and to be scheduled when phase 11 siding has been completed. Concrete job started week of July 31, 2013. (ITEM OPEN)
- 01-13-2 DOWNSPOUT MAINTENANCE REPAIRS:** Management provided the board with All Pro Maintenance downspout repairs at a cost of \$875.00. Item to be table to allow Board member Erik L to speak with Schryer- Thompson Const to see while their performing siding repairs to address areas of downspout repairs. All Pro provided a bid at a cost of \$395.00, & Board Member Lind to send board separate mail to see about approving cost. (ITEM TABLED)
- 03-13-3 #62 PG&E:** MSC to approve Reimbursing owner \$461.00 for common are usage that was identified. . (ITEM CLOSED)
- 03-13-4 BLDG TWO-THREE SIDING REPAIRS:** MSC to approve Schryer/Thompson Const phase III, bldg two/three siding subject to terms, conditions and agreed amount to commence with phase III in November 2013. Tentative cost that was provided, \$224,649.00. (ITEM OPEN)
- 08-13-1 2013/14 OPERATING BUDGET:** MSC to approve 2013/14 operating budget with no assessment increase. (ITEM CLOSED)
- 08-13-2 DISPLAY GLASS/BULLETIN BOARDS:** MSC to approve Cousins locksmith to rekey 3 display glass with 4 keys at a cost of \$98.00. (ITEM CLOSED)
- 08-13-3 COMMON AREA LIGHTING REPAIRS:** MSC to approve Current Electric's bid at a cost of \$2,982.00 to make repairs to common area lights along with approving the landscape company to trench at a cost of \$1,200.00 to run wires. (ITEM OPEN)
- 08-13-4 IRRIGATION REPAIR:** MSC to approve the landscape company to repair irrigation electrical wires at a cost of \$155.00. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~ 8:00pm to go into open forum. No owners attended. Diablo South Board of Directors will continue discussions by email to move forward with projects approvals and resolution of various issues by unanimous vote or majority vote.

Submitted by

Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting will be September 26, 2013 at Westcallaway/Stotka office 200 Gregory Lane #A. Pleasant Hill, 7:00pm. As a reminder, Deeded Homeowners only and please, no pets as this is private property. Your cooperation is appreciated

For further information regarding our community, please visit our website at www.diablosouthhoa.org.