

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stotka office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
May 30, 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. 3 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 March 28, 2013 as provided

FINANCIAL REPORT: MSC to accept financial reports for the period ending through April 30, 2013 was approved for the month of March 31, 2013: Total Income, \$28,800.00, Optg Expenses, \$11,100.00, Optg Balance, \$114,700.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$382,900.00. For the month of April 30, 2013: Total Income, \$28,700.00, Optg Expenses, \$16,100.00, Optg Balance, \$117,00.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$395,000.00.

Action/Pending items

- 01-12-2 PHASE II BUILDING 9 SIDING REPAIRS:** MSC to approve Schryer/Thompson Const bid at a cost of \$132,922.00 to repair building 9. MSC to approve change orders as submitted, change orders #41 to #49. MSC to approve painting at a cost of \$3,500.00. Phase II to be completed during the month of June. (ITEM OPEN)
- 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. (ITEM TABLED)
- 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)
- 03-13-1 03-13-3 #62 PG&E:** MSC to approve Current Electric to look into power usage and to meet with board members on site to discuss how this matter is to be resolved. Reimbursement to be considered for #62, if common area power was accidentally tapped into #62.
- 03-13-4 BLDG TWO-THREE SIDING REPAIRS:** Management provided the Board with S/T bid as follows: Bldg two at a cost of \$47,856.36, Bldg three at a cost of \$177,793.54 for a total cost of \$224,649.90. Mgmt provided board with Sykes Const bid at a total cost of \$196,100.00. Further discussion how to proceed depending on available funds and possibly to be deferred until 2014. (ITEM OPEN)
- 03-13-7 PLUM TREES BY #65:** Management provided cost to remove two plum trees encroaching on Redwood Trees on Farm Bureau Road, at a cost of \$350.00. (ITEM CLOSED)
- 05-13-1 SLAB LEAK REPAIRS UNIT'S 1/15:** MSC to approve Roto Rooter to repair slab leaks at a cost of \$4,900.00 per unit and Schryer Thompson Const to repair interior repairs time and material. (ITEM OPEN)
- 05-13-2 LANDSCAPING #13:** MSC to approve landscaper to inject and trim one tree and remove a second tree by Unit #13, at a total cost of \$235.00. (ITEM OPEN)
- 05-13-3 ARCHITECTURAL APPLICATION #11:** MSC to approve #11 to install black security screen door. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~ 7:30pm to go into open forum. 3 homeowner's were present. 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 August 1, 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.