

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stotka office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
November 21, 2013

PRESENT:	Victoria D	President (2014)
	Brian S*	Vice President (2015)
	Nicole S	Secretary (2014)
	Sheila G	Treasurer (2015)
	Erik L	Member at Large (2015)

*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 September 26, 2013 & October 3, 2013 as provided. October 3rd session was to discuss third party contract for phase III Siding.

FINANCIAL REPORT: MSC to accept financial reports for the period ending through October 31, 2013 was approved for the month of September 30, 2013: Total Income, \$28,700.00, Optg Expenses, \$10,700.00, Optg Balance, \$131,200.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$416,000. For the month of October 31, 2013: Total Income, \$28,600.00, Optg Expenses, \$16,500.00, Optg Balance, \$86,300, Reserve Transfer, \$12,500.00 Reserve Balance, \$444,200.00.
Delinquency. None.

Action/Pending items

- 03-13-4 BLDG TWO-THREE SIDING REPAIRS:** Management provided two proposals: Schryer/Thompson Const provided bid at a cost of \$224,649.00 and Sykes Const at a cost of \$196,100.00, Painting one coat at a cost of \$18,333.00. MSC to approve Sykes Const bid, subject to contract clarification and changes. (ITEM OPEN)
- 11-13-1 REMOVAL OF REDWOOD TREES:** MSC to approve The Landscape Company to remove redwood trees at a cost of \$495.00. (ITEM CLOSED)
- 11-13-2 SLAB LEAK REPIARS:** MSC to approve Roto Rooter to repair slab leak #11 at a cost of \$4,800.00 and Schryer Thompson Const interior repairs. (ITEM CLOSED)
- 11-13-3 REMOVAL OF DISCARDED BOARDS:** MSC to approve Waste Experts to remove discarded boards at a cost of \$50.00. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~7:55pm 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 January 30, 2014 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.