

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stotka office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
September 26, 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.

VOTING OF OFFICERS: MSC to approve following officers listed above to serve two year term through 2015. By Acclamation as a result no one returned candidate resume and to appoint incumbents, Brian S, Sheila G, and Erik L.

MINUTES: MSC to approve the Board of Directors meeting minutes of August 1, 2013 as provided

FINANCIAL REPORT: MSC to accept financial reports for the period ending through August 31, 2013 was approved for the month of July 31, 2013: Total Income, \$28,700.00, Optg Expenses, \$9,000.00, Optg Balance, \$122,600.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$409,400.00. For the month of August 31, 2013: Total Income, \$27,000.00, Optg Expenses, \$16,000.00, Optg Balance, \$123,000.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$404,700.00.
Delinquency. MSC to approve option 3 initiating foreclosure #13-06034.

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)
- 03-13-4 BLDG TWO-THREE SIDING REPAIRS:** Management was directed to have Sykes Const meet with the Board to discuss phase III siding repairs as a result of Schryer/Thompson Const to work with the board in reducing their bid and terms, conditions could not be reached. S/T Const provided bid at a cost of \$224,649.00 and Sykes Const at a cost of \$196,100.00. (ITEM OPEN)
- 09-13-1 ANNUAL IRRIGATION CHECKED:** MSC to approve the Landscape Care Company to perform irrigation check and repairs at a cost of \$954.00. (ITEM CLOSED)
- 09-13-2 POOL GATE REPAIRS:** MSC to approve S/T to repair/weld pool gate \$380.00 (ITEM CLOSED)
- 09-13-3 LANDING REPAIRS #35:** MSC to approve S/T to repair landing not to exceed \$6,000.00. (ITEM CLOSED)
- 09-13-4 TREE PRUNING BEHIND#9:** MSC to approve the Landscape Company to prune trees at a total cost of \$200.00. (ITEM CLOSED)
- 09-13-5 POOL GATE SPRING REPAIR:** MSC to approve pool gate spring hardware at a cost of \$95.00. (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 November 21, 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.