

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stotka office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
January 30, 2014

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 November 21, 2013 as provided.

FINANCIAL REPORT: MSC to accept financial reports for the period ending through November 30, 2013 & December 31, 2013 was approved for the month of November 30, 2013: Total Income, \$28,800.00, Optg Expenses, \$10,500.00, Optg Balance, \$91,400.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$441,400.00. For the month of December 31, 2013: Total Income, \$28,900.00, Optg Expenses, \$15,400.00, Optg Balance, \$88,000.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$453,800.00.

Action/Pending items

- 03-13-4 BLDG TWO-THREE SIDING REPAIRS:** MSC to approve Sykes Const bid at a cost of cost of \$196,628.00, Painting one coat at a cost of \$18,833.00. (ITEM OPEN)
- 01-14-1 ROT REPAIRS #33:** MSC to approve Sykes Const to repair minimal rot repairs at a cost of \$957.58. (ITEM CLOSED)
- 01-14-2 BACK FLOW THERMAL COVER:** MSC to approve installing thermal backflow cover at a cost of \$345.00 (ITEM CLOSED)
- 01-14-3 TEMPORARY MAILBOX REPAIRS:** MSC to approve temporary repairs to section mailbox cluster at a cost of \$485.00 by Roberts Enterprises. (ITEM CLOSED)
- 01-14-4 RECYCLE BIN:** MSC to approve installing 2 yard recycle bin at a monthly cost of \$66.00 per month as a trial basis and Board member Erik Lind to coordinate with Waste Management. (ITEM CLOSED)
- 01-14-5 TREE BID #19:** Management provided the board with bid from landscaper at a cost of \$325.00 to be removed. When Sykes Const is on site performing siding repairs to communicate with landscaper to move section of fence to get to the tree to be removed properly. (ITEM OPEN)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~8:05pm 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 March 27, 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.