

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stotka office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
July 31, 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 homeowners 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 29, 2014 with correction as provided.

FINANCIAL REPORT: MSC to accept financial reports for the period ending through May 31, & June 30, 2014 was approved. For the month of May 31, 2014: Optg Cash, \$108,400, Total Income, \$28,300.00, Optg Expense, \$9,800.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$438,500. For the month of June 30, 2014: Optg Cash, \$113,000, Total Income, \$27,900, Optg Expense, \$14,200, Reserve Transfer, \$12,500.00 Reserve Balance, \$423,800.00.

Action/Pending items

- 05-14-3 THE LANDSCAPE COMPANY:** MSC to repair trip hazard to the right of garage #45, \$750.00 to be attended to at a later date. (ITEM OPEN)
- 05-14-5 FOUNDATION BY UNITS 15/16:** MSC to approve Ned Clyde's Const bid at a cost of \$42,200.00 to secure foundation and improve drainage by units 15/16. Scheduled for repairs week of August 1, 2014. (ITEM OPEN)
- 06-14-1 POOL COMPANY:** MSC to approve Algae Busters to attend to county pool inspection for repairs. MSC to approve Current Electric to cover exposed wires at a cost of \$497.50. (ITEM CLOSED)
- 06-14-2 PAINTING OF BLDG 2/3:** MSC to approve Sykes Const to paint building 2/3 at a cost of \$18,833.00 as part of phase III siding replacement. (ITEM OPEN)
- 06-14-3 SLAB LEAK REPAIRS #40:** MSC to approve Roto Rooter at a cost of \$4,900.00 and Sykes Const at a cost of \$2,725.00 interior repairs. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~7:55pm to go into open forum. No owner's 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 25, 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.