

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stotka office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
March 27, 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. One homeowner was 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 January 30, 2014 with correction as provided.

FINANCIAL REPORT: MSC to accept financial reports for the period ending through January 31, 2014 & February 28, 2014 was approved. For the month of January 31, 2014: Optg Cash, \$104,600.00, Total Income, \$28,500.00, Optg Expense, \$10,700.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$466,400.00. For the month of February 28, 2014: Optg Cash, \$105,800.00, Total Income, \$28,400.00, Optg Expense, \$16,400.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$478,000.00.

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. MSC to approve change order 1 at a cost of \$7,569.22. (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 TABLED)
- 03-14-1 SLAB LEAK REPAIRS #48:** MSC to approve Roto Rooter to repair slab leak at a cost of \$4,900.00. and Schryer Thompson Const to attend to interior/exterior repairs time and material at a cost of \$7,560.40 (ITEM CLOSED).
- 03-14-2 GUTTER REPAIR #18:** MSC to approve All Season Roofing to repair gutter at a cost of \$1,200.00. (ITEM CLOSED)
- 03-14-3 MAILBOX REPLACEMENT #29-43:** MSC to approve Cousins Locksmith at a cost of \$710.00 to replace cluster damaged mailboxes. (ITEM CLOSED)
- 03-14-4 ANNUAL IRRIGATION REPAIRS:** MSC to approve the Landscape Company total cost of \$1,283.00 irrigation repairs. (ITEM CLOSED)
- 03-14-5 RESERVE STUDY:** MSC to approve Reserve Analysis annual update at a cost of \$450.00. (ITEM CLOSED)
- 03-14-6 IRRIGATION CONTROL STATION 23/29:** MSC to approve the Landscape Company cost at \$300.00 to repair irrigation station 23/29. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~7:55pm to go into open forum. One owner 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 May 29, 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.