

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stotka office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
May 29, 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 March 27, 2014 with correction as provided.

FINANCIAL REPORT: MSC to accept financial reports for the period ending through March 31, & April 30, 2014 was approved. For the month of March 31, 2014: Optg Cash, \$98,100.00, Total Income, \$28,700.00, Optg Expense, \$9,500.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$474,000.00. For the month of April 30, 2014: Optg Cash, \$101,500.00, Total Income, \$29,500.00, Optg Expense, \$12,400.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$473,900.00.

Action/Pending items

- 05-14-1 SLAB LEAK REIMBURSEMENT/REPAIRS:** MSC to approve reimbursing #8, \$4,900.00 for slab leak repairs and Schryer Thompson Const bid \$3,875.00 for interior repairs. (ITEM CLOSED)
- 05-14-2 SYKES CONST CHANGE ORDERS:** MSC approving change orders 4 through 12 as follows: #4, \$1,756.01 bldg 3 units 16-27. #5, \$2,890.00, Bldg2 entry landing unit#12. #6, \$782.84 bldg 3 units 17-27. #7, \$2,890.00 bldg 2 unit #14 part of termite treatment. #8, \$1,339.84, Bldg 2, unit#14. #9, \$3,832.59, Bldg 2. Greater Bay Area Termite treatment for unit#14, \$1,500. #10, \$2,890.00 Bldg 3 entry landing Unit 20. #11, \$1,713.60, Bldg 3 repair fencing for tree removal unit#19. #12, \$3,832.59, Bldg3. (ITEM OPEN)
- 05-14-3 THE LANDSCAPE COMPANY:** MSC to approve the following: tree removal by #57, \$125.00. Lawn aeration, \$275.00. Tree removal by #15, \$950.00 and #19, \$1,100.00. Repair trip hazard to the right of garage #45, \$750.00. Tree removal by #31, \$950.00, \$150.00 stump & grind. Irrigation valve, \$425.00 (ITEM OPEN)
- 05-14-4 #58 GARAGE DOOR:** MSC to approve submitted architectural application to replace garage door. (ITEM CLOSED)
- 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 as a result of exterior bldg separation. ESR submitted a bid at a cost of \$53,887.00 to secure the foundation and improve drainage. (ITEM OPEN)
- 05-14-6 ROOF REPAIRS #15/16:** MSC to approve All Seasons roof repairs at a cost of \$950.00. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~7:40pm 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 July 31, 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.