

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stotka office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
November 20, 2014

PRESENT: Victoria D President (2016)
Brian S Vice President (2015)
Nicole S* Secretary (2016)
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 September 25, 2014 with correction as provided.

FINANCIAL REPORT: MSC to accept financial reports for the period ending through September 30, 2014 & October 31, 2014 was approved. For the month of September 30, 2014: Optg Cash, \$94,000.00, Total Income, \$28,500.00, Optg Expense, \$10,600.00, Reserve Transfer, \$12,850.00 Reserve Balance, \$346,300. For the month of October 31, 2014: Optg Cash, \$95,000.00, Total Income, \$27,900, Optg Expense, \$15,700, Reserve Transfer, \$12,850.00 Reserve Balance, \$335,900.

Action/Pending items

- 05-14-3 THE LANDSCAPE COMPANY:** MSC to repair trip hazard to the right of garage #45, \$750.00 was completed during the month of November. (ITEM TO BE 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. Scheduled for repairs week of August 1, 2014. MSC to approve change order at a cost of \$18,785.26 Exterior and \$11,202.00 interior repairs to #15. (ITEM OPEN)
- 06-14-1 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 has been completed. (ITEM TO BE CLOSED)
- 09-14-1 TREE TRIMMING:** MSC to approve Serpico Landscaping tree bid at a cost of \$3,456.00. To be scheduled January 2015. (ITEM OPEN)
- 09-14-2 EXTERIOR WALL REPAIR:** MSC to approve Sykes const bid at a cost of \$2,072.00 exterior walls by #39 & #48. Which has been completed. (ITEM TO BE CLOSED)
- 09-14-3 IRRIGATION REPAIRS:** MSC to approve the landscape company bid at a cost of \$1,252.00 to perform annual irrigation system check and repairs, which was done month of October. (ITEM OPEN)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~7.25pm to go into open forum. One owner was present. 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 January 28, 2015 at Pacific Diversified, 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.