

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Pacific Diversified office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
January 29, 2015

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. Two owners were present and Deno Makris, CCAM of Common Development Management, Inc.

CALL TO ORDER: Management called the meeting to order at 7:05pm. Met with owners #59 regarding violations. No fines will be imposed as the owners attended and discussed issues.

MINUTES: MSC to approve the Board of Directors meeting minutes of November 20, 2014 with correction as provided.

FINANCIAL REPORT: MSC to accept financial reports for the period ending through November 30, 2014 & December 31, 2014 was approved. For the month of November 30, 2014: Optg Cash, \$98,500.00, Total Income, \$28,400.00, Optg Expense, \$10,300.00, Reserve Transfer, \$12,800.00 Reserve Balance, \$292,800.00. For the month of December 31, 2014: Optg Cash, \$102,700.00, Total Income, \$28,500, Optg Expense, \$13,000, Reserve Transfer, \$12,800.00 Reserve Balance, \$290,600.00.

Action/Pending items

01-15-1 #15 CHANGE ORDER SYKES CONST: MSC to approve #15 change order in the amount of \$1,550.00 interior repairs completed. (ITEM CLOSED)

01-15-2 POOL JOINTS: MSC to approve Algae buster to attend to expansion pool joints at a cost of \$1,012.50 completed. (ITEM CLOSED)

01-15-3 TREE REMOVAL #55: MSC to approve TLC to remove tree including grind stump at a cost of \$435.00. (ITEM OPEN)

01-15-4 GRIND STUMP #33: MSC to approve TLC at a cost of \$125.00 to grind stump by #33. (ITEM OPEN)

01-15-5 FENCE REPAIR #58: MSC to approve Sykes Const to repair fence/gate #58 at a cost of \$360.00. (ITEM OPEN)

01-15-6 POOL MAINTENANCE: MSC to approve Picture Perfect Pools to maintain the pool at a monthly cost of \$285.00 per month. (ITEM CLOSED)

01-15-7 PEST CONTROL: Management provided the Board with Orkin Pest control and to obtain additional bid for the board to review for pest control services. (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 26, 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.**