

DIABLO SOUTH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Pacific Diversified office  
200 Gregory Lane Bldg A  
PLEASANT HILL, CALIF  
March 26, 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 7:15pm. No owners attended.

**MINUTES:** MSC to approve the Board of Directors meeting minutes of January 29, 2015 as provided.

**FINANCIAL REPORT:** MSC to accept financial reports for the period ending through January 31, 2015 & February 28, 2015 was approved. For the month of January 31, 2015: Optg Cash, \$105,800, Total Income, \$28,600, Optg Expense, \$14,000.00, Reserve Transfer, \$12,900.00 Reserve Balance, \$311,500. For the month of February 28, 2015: Optg Cash, \$110,300, Total Income, \$28,600, Optg Expense, \$14,100, Reserve Transfer, \$12,900.00 Reserve Balance, \$315,300.

**Action/Pending items**

**01-15-1 TREE REMOVAL #55:** MSC to approve TLC to remove tree including grind stump at a cost of \$435.00. (ITEM CLOSED)

**01-15-2 GRIND STUMP #33:** MSC to approve TLC at a cost of \$125.00 to grind stump by #33. (ITEM CLOSED)

**01-15-3 FENCE REPAIR #58:** MSC to approve Sykes Const to repair fence/gate #58 at a cost of \$360.00. (ITEM CLOSED)

**01-15-5 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)

**03-15-1 ARCHITECTURAL APPLICATION:** MSC to approve Arch App replacing garage doors for #'s 26, 40 & 45. (ITEM CLOSED)

**03-15-2 TLC LANDSCAPING:** MSC to approve the following: Repair valve leak by #45, \$1,085.00 & main line break by #49, \$280.00. (ITEM CLOSED)

**ADJOURNMENT:** With no further business to conduct, the BOD meeting was adjourned at ~7.40pm 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 May 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](http://www.diablosouthhoa.org).**