

DIABLO SOUTH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Pacific Diversified office  
200 Gregory Lane Bldg A  
PLEASANT HILL, CALIF  
May 28, 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. No owners were present and Deno Makris, CCAM of Common Development Management, Inc was present.

**CALL TO ORDER:** Management called the meeting to order at 7:00pm. No owners attended.

**MINUTES:** MSC to approve the Board of Directors meeting minutes of March 26, 2015 as provided.

**FINANCIAL REPORT:** MSC to accept financial reports for the period ending through March 31, 2015 & April 30, 2015 was approved. For the month of March 30, 2015: Optg Cash, \$106,300, Total Income, \$28,700, Optg Expense, \$10,700.00, Reserve Transfer, \$12,800.00 Reserve Balance, \$327,100. For the month of April 30, 2015: Optg Cash, \$107,000, Total Income, \$28,500, Optg Expense, \$14,100, Reserve Transfer, \$12,900.00 Reserve Balance, \$339,900 .

**Action/Pending items**

**05-15-1 LANDSCAPING:** Annual Irrigation system check at a cost of \$903.00 (ITEM OPEN)

**05-15-2 DAMAGED LANDSCAPING:** MSC to approve replacing two damaged shrubs at a cost of \$75.00 due to auto accident, \$125.00 stump grind, Remove small dead redwood tree near driveway off Clayton at a cost of \$250.00 & to include stump grinding. MSC to approve replanting 3-15 gallon redwood trees at a cost of \$525.00 with irrigation bubblers at a cost of \$285.00. (ITEM OPEN)

**05-15-3 TRIMMING OF LARGE SHRUBS:** Management provided board with the landscape company bid to trim along Clayton road, large shrubs at a cost of \$4,200.00. Mgmt to obtain another bid from Serpico Tree division. (ITEM OPEN)

**05-15-4 LANDSCAPING:** Management to inquire with TLC if they will trim 2 large shrubs at the first driveway on Clayton Rd. Can this be part of ongoing maintenance. (ITEM OPEN)

**ADJOURNMENT:** With no further business to conduct, the BOD meeting was adjourned at ~7.30pm 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 July 30, 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).**