

DIABLO SOUTH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Pacific Diversified office  
200 Gregory Lane Bldg A  
PLEASANT HILL, CALIF  
January 28, 2016

PRESENT:	Victoria D	President (2016)
	Brian S	Vice President (2017)
	Nicole S	Secretary (2016)
	Sheila G	Treasurer (2017)
	Erik L	Member at Large (2017)

**\*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 7:05pm. No owners attended.

**MINUTES:** MSC to approve the Board of Directors meeting minutes of November 12, 2015 & Executive Minutes December 2, 2015. as provided.

**FINANCIAL REPORT:** MSC to accept financial reports for the period ending through December 31, 2015 was approved. For the month of November 30, 2015: Optg Cash, \$94,000.00 Total Income, \$28,700, Optg Expense, \$9,900.00, Reserve Transfer, \$12,800.00 Reserve Balance, \$456,700. For the month of December 31, 2015: Optg Cash, \$90,000.00, Total Income, \$28,500.00, Optg Expense, \$20,400.00, Reserve Transfer, \$12,800.00 Reserve Balance, \$469,000.00

**Action/Pending items**

**07-15-5: SIDING REPLACEMENT 2016:** MSC to approve Sykes Const, Phase IV bid at a cost of \$119,635.00 subject to be provided replacing delaminated board costs siding replacement for two building. Bldg 7-units #44 through #49, bldg 8-units #50 through #53 to be scheduled for March or April 2016. MSC approving change order at a cost of \$18,757.22 replacing delaminates T-111 siding panels subject to clarification for credit for panel if part of this change order to be verified. (ITEM OPEN)

**09-15-5: COMMON AREA LIGHTING:** Management to have Current Electric meet with Board member Sellers to evaluate providing where needed better common area lighting. (ITEM OPEN)

**09-15-6: SURVEILLANCE CAMERA:** Management to provide contact to board member Sellers to install surveillance camera especially around the garbage enclosures. Board member Sellers will also contact ADT Alarm for a quote. (ITEM OPEN)

**11-15-3: RE-STENCILING:** MSC to approve maintenance to restencil where needed path ways and bottom steps to avoid trip hazard. (ITEM OPEN)

**01-16-1 AERATION TURF AREAS:** MSC to approve TLC to aerate lawn areas at a cost of \$275.00. (ITEM CLOSED)

**01-16-2 CPA YEAR END REVIEW:** MSC to approve CPA, Levy/Erlanger at a cost of \$1,570.00 to provide annual year-end review and prepare tax returns. (ITEM CLOSED)

**01-16-3 RESERVE STUDY:** MSC to approve Reserve Analysis annual update at a cost of \$475.00. (ITEM CLOSED)

**ADJOURNMENT:** With no further business to conduct, the BOD meeting was adjourned at ~7.45pm 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 31, 2016 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).**