

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

PRESENT:	Victoria D	President (2016)
	Brian S	Vice President (2017)
	Vacant	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 March 31, 2016 Minutes as provided.

FINANCIAL REPORT: MSC to accept financial reports for the period ending through June 30, 2016 was approved. For the month of March 31, 2016: Opt Cash, \$100,400, Total Income, \$28,600, Optg Expense, \$9,900.00, Reserve Transfer, \$12,800.00 Reserve Balance, \$447,300.00 For the month of April 30: Optg Cash, \$99,500.00, Total Income, \$28,600.00, Optg Expense, \$13,500.00, Reserve Transfer, \$12,800.00 Reserve Balance, \$437,800.00, For the month of May 31, 2016: Optg cash \$105,200, Total income, \$28,600.00, Optg Expense, \$9,300.00, Reserve Transfer, \$12,800.00 Reserve Balance, \$367,200.00, For the month of June 30, 2016, Optg Cash, \$108,700, Total Income, \$28,700.00, Optg Expense, \$13,800.00, Reserve Transfer, \$12,800.00, Reserve Balance, \$348,800.00.

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 has begun MSC approving change order at a cost of \$18,757.22 (ITEM OPEN)

09-15-5: COMMON AREA LIGHTING: MSC to approve Current Electric's bid at a cost of \$14,280.98 to upgrade common area lighting. (ITEM OPEN)

07-16-1 #49 SUBTERRANIAN TREATMENT: MSC to approve GBA at a cost of \$995.00. (ITEM CLOSED)

07-16-2 PHASE IV PAINTIN/FENCING: MSC to approve Sykes Const to paint bldg. 7-8 at a cost of \$17,300.00 & scheduled to begin 8-15-2016. & Fence repairs at a cost of \$25,000.00. & Patio Fence painting bldg. 7-8, \$3,200.00. (ITEM OPEN)

07-16-3 APPROVED CHANGE ORDERS SYKES CONST: MSC to approve the following change orders: #1-5,512.25, #2-\$3,553.80, #3-Patio fencing, \$11,144.13, #4-\$732.00 by #53, #5-\$836.00 by #44. (ITEM CLOSED)

07-16-4 TERMITE REPORT #1: Management provided Sykes Const bid at a cost of \$10,691.02 & S/T bid at a cost of \$5,199.00. Mgmt. was directed to have revision provided that is hoa responsibility. (ITEM OPEN)

07-16-5 CONCRETE REPAIRS: MSC to approve S/T bid at a cost of \$1,750.00 by # 29. (ITEM CLOSED)

07-16-6 IRRIGATION REPAIRS: MSC to approve irrigation repairs by garage #51, at a cost of \$280.00 & behind #53 at a cost of \$180.00. (ITEM CLOSED)

07-16-7 SLAB LEAK REPAIRS #9: MSC to approve both Roto Rooter and S/T to repair slab leak at #9. (ITEM OPEN)

07-16-8 ARCHITECTURAL APPROVED APP'S: MSC to approve the following: #52-install satellite dish & #50 to replace garage door. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~8.10pm 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 September 29, 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.