

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Pacific Diversified office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
March 31, 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 7:00pm. No owners attended.

MINUTES: MSC to approve the Board of Directors meeting minutes of January 28, 2016 Minutes as provided.

FINANCIAL REPORT: MSC to accept financial reports for the period ending through February 29, 2016 was approved. For the month of January 31, 2016: Optg Cash, \$97,400.00 Total Income, \$28,700, Optg Expense, \$11,100.00, Reserve Transfer, \$12,800.00 Reserve Balance, \$482,200.00. For the month of February 29, 2016: Optg Cash, \$100,300.00, Total Income, \$28,500.00, Optg Expense, \$15,400.00, Reserve Transfer, \$12,800.00 Reserve Balance, \$489,800.00

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: Management provided Current Electric's bid at a cost of \$14,280.98 to upgrade common area lighting and Mgmt is obtaining second bid for comparison. (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)

03-16-1: SLAB LEAK REPAIRS #19-#26: MSC to approve both #'s 19-26 slab leak repairs at a cost of \$5,200.00 per unit and S/T interior repairs at a cost of \$6,000.00 per unit which has been completed. (ITEM CLOSED)

03-16-2: TREATING PEAR TREES: MSC to approve TLC to treat (4) pear tree's blight treatment at a cost of \$360.00. (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 26, 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.