

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Pacific Diversified office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
November 29, 2016

PRESENT:	Victoria D	President (2018)
	Brian S*	Vice President (2017)
	Stacy Carpenter	Secretary (2018)
	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 and open forum was conducted prior to calling meeting to order.

CALL TO ORDER: Management called the meeting to order at 7:05pm. No owners attended.
MSC to appoint vacant position to Stacy Carpenter.

MINUTES: MSC to approve the Board of Directors meeting minutes of September 29, 2016 Minutes as provided.

FINANCIAL REPORT: MSC to accept financial reports for the period ending through October 31, 2016 was approved. For the month of September 30, 2016: Opt Cash, \$115,500.00, Total Income, \$28,700, Optg Expense, \$15,900.00, Reserve Transfer, \$12,800.00 Reserve Balance, \$367,400.00. For the month of October 31: Optg Cash, \$119,000.00, Total Income, \$18,400.00, Optg Expense, \$107,600.00, Reserve Transfer, \$12,800.00 Reserve Balance, \$358,700.00.

Action/Pending items

09-16-6 ASPHALT STRIPING-CHANGING NUMERIC #'S TO ALPHA #'S: Management to obtain bids to strip parking spaces, and to change from #'s to Alpha numbers, including ordering new reserved parking and visitor signs. Board member Lind is coordinating this project. (ITEM OPEN).

09-16-7 PHASE V SIDING BID: Management provided the board with Sykes Const phase V siding bid at a cost of \$252,242.00 & board to plan on attending to repairs subject to reserve funds late 2017 or 2018. (ITEM TABLED)

11-16-1 LANDSCAPING: MSC to approve the following: **TLC-\$300.00** to treat lawns for grubs, \$750.00 to remove two trees by units 53-58 at a cost of \$750.00 including stump grinding, approved to repair main leak back flow device and concrete repairs at a cost of \$1,460.00. (ITEM CLOSED)

11-16-2 GUTTER CLEANING: MSC to approve All Pro Maintenance at a cost of \$1,100.00 to clean gutters/downspouts and scheduled for late February 2017. (ITEM OPEN)

11-16-3 REIMBURSEMENT #36: MSC to approve reimbursing \$296.00 for weekend emergency repairs caused from exterior siding. (ITEM CLOSED)

11-16-3 TREETRIMMING: Management provided the Board with two bids: TLC at a cost of \$2,450.00, Traverso, \$4,850.00. Mgmt is following up with Calif Tree Service and Treescape if they will be submitting. (ITEM OPEN)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~7:50pm & open forum was held prior as stated. 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 January 26, 2017 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.