

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

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|----------|------------|------------------------|
| PRESENT: | Victoria D | President (2018) |
| | Brian S* | Vice President (2017) |
| | Vacant | Secretary (2018) |
| | Sheila G | Treasurer (2017) |
| | Erik L | Member at Large (2017) |

*Denotes Absent, MSC: denotes a motion seconded and carried. Three 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 7:20pm. Three owners attended.
Voting of officers: MSC as listed above officers & re-elected by acclamation Victoria D and board to fill vacant position through 2018.

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

FINANCIAL REPORT: MSC to accept financial reports for the period ending through August 31, 2016 was approved. For the month of July 31, 2016: Opt Cash, \$113,600.00, Total Income, \$28,800, Optg Expense, \$9,400.00, Reserve Transfer, \$12,800.00 Reserve Balance, \$348,800.00. For the month of August 31: Optg Cash, \$114,600.00, Total Income, \$28,400.00, Optg Expense, \$20,800.00, Reserve Transfer, \$12,800.00 Reserve Balance, \$372,700.00. MSC to write off as bad debt as recommend by ASAP.

Action/Pending items

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)

07-16-4 TERMITE REPORT #1: MSC to approve S/T bid at a cost of \$2,250.00 & to include flashing above any trim where being replaced. (ITEM OPEN)

09-16-1 SIDING REPAIRS #44: MSC to approve Sykes Const bid at a cost of \$782.02 to install T-111 siding that as attended to. (ITEM CLOSED)

09-16-2 #30 REPAIRS HEADWALL: MSC to approve Sykes Const bid at a cost of \$4,305.00 headwall repair-window over garage. (ITEM OPEN)

09-16-3 EARTHQUAKE COVEREAGE: MSC to approve canceling earthquake coverage. (ITEM CLOSED)

09-16-4 VALVE REPLACEMENT: MSC to approve TLC to replace valve at a cost of \$425.00, (ITEM CLOSED)

09-16-5 PLUM TREE REMOVAL: MSC to approve removing two plum trees by unit 1at a cost of \$800.00 includes stump grinding. (ITEM OPEN)

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. (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)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~7:55pm & 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 November 10, 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.