

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Common Development Management
1220 Diamond Way, #130
CONCORD, CALIF
December 7, 2017

PRESENT: Victoria D Vacant (2018)
Brian S Vice President (2019)
Stacy Carpenter (Tele Conference) Secretary (2018)
Sheila G Treasurer (2019)
Erik L Member at Large (2019)

*Denotes Absent, MSC: denotes a motion seconded and carried. One owner was present and Deno Makris, CCAM of Common Development Management, Inc was present and open forum was conducted after meeting adjourned.

CALL TO ORDER: Management called the meeting to order at 7:30pm. One owner attended.

MINUTES: MSC approving the Board of Directors meeting minutes of July 27, 2017 Minutes as provided.

FINANCIAL REPORT: MSC to accept financial reports for the period ending through July 31, 2017 through October 31, 2017 was approved. **DELIQUENCY:** None.

Action/Pending items

09-16-7 PHASE V SIDING BID: MSC to approve Sykes Const phase V siding bid at a cost at revised cost of \$264,540.00. Project has begun. (ITEM OPEN)

07-17-3 PATIO FENCE: MSC Approving Sykes to do full replacement of patio fencing on units 28 to 43 at a cost of \$58,271.00. (ITEM OPEN)

12-17-1 LANDSCAPING: MSC to approve TLC bid at a cost of \$1,198.00 annual irrigation check which has been completed. Approved broken pipe at a cost of \$380.00 entrance on clayton, near #43 completed. (ITEM CLOSED)

12-17-2 NO PARKING STRIPING: MSC to approve Mike Stratton Const to paint red stripes by #66 at a cost of \$1,000.00 which has been completed. (ITEM CLOSED)

12-17-3 FENCING: MSC to approve Sykes Const Sykes Const fence partial fence replacement at a cost of \$32,866.00 for bldg. 4,5,6. (ITEM OPEN)

12-17-4 ARCH APPLICATIONS APPROVED: MSC to approve the following Arch Apps: #32-install laminate floor, #36-Replace window door like for like, #40-windows, #42-Windows. (ITEM CLOSED)

12-17-5 2017-18 OPERATING BUDGET: MSC to approve the 2017-18 operating budget with no assessment increase. (ITEM CLOSED)

12-17-6 SUMP PUMP #11: MSC to approve Mike Stratton Const, to install sump pump at a cost of \$2,200.00 which has been completed. (ITEM CLOSED)

12-17-7 GUTTER CLEANING: MSC to approve All Pro Maintenance annual gutter cleaning bid at a cost of \$1,250.00 to clean late January 2018. (ITEM CLOSED)

12-17-8 PAINTING: MSC to approve Sykes Const Painting Proposal, \$43,685.00. #28 to #43. (ITEM OPEN)

12-17-9 CHANGE ORDERS SIDING PROJECT: MSC to approve Sykes Const change orders, #2,3, 5, & 6 for a total amount under \$15,126.00. (ITEM CLOSED)

12-17-10 CONCRETE #41: MSC to approve Mike Stratton Const to replace patio concrete at a lessor amount as Sykes Const provided a bid at a cost of \$4,620.00. Mgmt to advise cost for final approval. (ITEM OPEN)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at 8:25pm to go into open forum. 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 Thursday January 25, 2018 at Pacific Diversified, 363 Civic Drive #100. 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.