

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

Pacific Diversified office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
July 27, 2017

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

***Denotes Absent**, MSC: denotes a motion seconded and carried. No owners were present and Peggy Hancock 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 7:10pm. No owners attended.

Voting of officers: No one returned candidate resume and incumbents re-elected for two-year term. Sheila G, Erik L, & Brian S through 2019.

MINUTES: MSC approving the Board of Directors meeting minutes of May 25, 2017 Minutes as provided.

FINANCIAL REPORT: MSC to accept financial reports for the period ending through June 30, 2017 was approved.

DELINQUENCY: # 159003201 – in foreclosure, MSC to approve parking lien and monitoring.

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 to begin any time after July 15, 2017 to be advised by Sykes Const. (ITEM OPEN)

05-17-5 MAILBOXES TO BE REPLACED: MSC approved Roberts Enterprises revised bid at a cost of \$10,085.00 & to coordinate installation with siding work as there is probably dry rot to siding behind. (ITEM OPEN)

07-17-1 DECK DRAINAGE: MSC Approving Sykes bid to repair deck with drainage system at Bldg. 1, unit 2 at a cost of \$8,220.00 (ITEM OPEN)

07-17-2 CONCRETE PAD: MSC Approving Mike Stratton to install concrete pad for mailboxes at a cost of \$1,550.00. (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)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at 7:54pm & 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.

Brian brought up issue with vehicles parking in areas that should be fire lanes or no parking area. Erik will provide drawing of area they want marked so we may get prices to paint pavement and get No Parking signs made.

Brian would like CDM to get bid in the future from Sykes to replace/repair garbage enclosures.

Board would like CDM to get costs for replacing pool furniture with Resin type.

Submitted by: Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting will be Thursday September 28 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.