

DIABLO SOUTH HOMEOWNERS ASSOCIATION
c/o Common Development Management
BOARD OF DIRECTOR'S MEETING MINUTES
363 Civic Dr., #100, Pleasant Hill, CA (Pacific Diversified Office)
AUGUST 29, 2019

PRESENT:	Brian S	President (2020)
	Vacant	Vice President (2019)
	Vacant	Secretary (2019)
	Sheila G	Secretary/Treasurer (2020)
	Erik L	Member at Large (2020)

***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 after meeting adjourned.

CALL TO ORDER: Management called the meeting to order at 7:00pm. No owners attended and Deno Makris, CCAM Managing Agent was present.

VOTING OF OFFICERS/TERM: MSC to appoint Brian Sellers to fill president position, Sheila Griffith, Secretary/Treasurer and Erik Lind to fill 2020 position.

MINUTES: MSC approving the Board of Directors meeting minutes of June 27, 2019 Minutes as provided.

FINANCIAL REPORT: MSC to accept financial reports for the period ending through July 31, 2019 was approved. MSC to approve closing UBS investment & to open with Morgan Stanley.

ACTION / PENDING ITEMS:

09-19-4 SECURITY CAMERAS: MSC to approve Sea Clear at a cost of \$23,529.35 and change order to add two additional cameras off Clayton Valley Road 2nd entrance. System to be up and running by mid-September. (ITEM CLOSED)

08-19-1 SLAB LEAK REPAIR #25: MSC to approve Preferred Plumbing's bid at a cost not to exceed \$5,800.00 & Sykes Construction interior repairs at a cost of \$5,996.00. Repairs have been completed. (ITEM CLOSED)

08-19-2 FENCING/GARBAGE ENCLOSURE BID: MSC to approve Sykes Const bid for the following & to be scheduled after January 2020. 1-Fence bid at a cost of \$171,241.00. 2-Garbage Enclosure bid at a cost of \$17,698.00. (ITEM OPEN)

08-19-3 REPAINT PARKING NUMBERS: MSC to approve Mike Stratton Const bid at a cost of \$1,750.00 to repaint parking numbers. Completed (ITEM CLOSED)

08-19-4 CONCRETE REPAIRS: MSC to approve Mike Stratton Const bid at a cost of \$1,650.00 by bldg. 1 Completed (ITEM CLOSED)

08-19-5 POOL GATE LOCK: MSC to approve County Lock to install code mechanism at a cost of \$1,672.60. Completed (ITEM CLOSED)

08-19-6 LIGHT POLE REPLACEMENT: MSC to approve Current Electric's bid at a cost of \$850.00 to replace near pool area. Completed (ITEM CLOSED)

08-19-7 MAPPING: MSC to approve Current Electric bid at a cost not to exceed \$2,000.00 to provide map of electrical circuitry at a cost not to exceed \$2,500.00 conversion to full time power and photocells. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at 8:00pm 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 Thursday, October 31, 2019 at 7:00pm at Pacific Diversified, 363 Civic Drive #100, Pleasant Hill, CA. 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: www.diablosouthhoa.org