

DIABLO SOUTH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Concord Police Dept  
1350 Galindo Street  
CONCORD, CALIF  
September 24, 2009

PRESENT:	Victoria DeFelice	President (2010)
	Colleen Turner	Vice President (2011)
	Nicole Scheer*	Secretary (2010)
	Sheila Griffith	Treasurer (2011)
	Brian Sellers	Member At Large (2011)

**\*Denotes Absent:** MSC denotes a motion seconded and carried.

Also present; five owners, Susan Campisi of Simply Counted (Inspector of Elections) and Krissto Makris Common Development Management, Inc.

**CALL TO ORDER:** Board Director Brian Sellers called the meeting to order at 7:10pm.

**MINUTES:** MSC to approve the Board of Directors meeting minutes of August 27, 2009 as written.

**FINANCIAL REPORT:** MSC to accept financial reports for the period ending July 31.2009 and August 31. 2009 was deferred until the next board meeting. MSC to approve pursuing personal obligation Case #09-08539 due to lender foreclosure of prior owner.

**Action/Pending items**

**03-07-3 DECKS:** MSC to approve Schryer/Thompson Construction's proposal at a cost of \$45,600 to repair six decks that are listed. (ITEM OPEN)

**09-08-1 SIDING EVALUATION:** Geoff Schryer, and Pete O'Brien of Schryer/Thompson Construction attended the April meeting and provided an overview of the siding evaluation along with their proposal as follows: Total siding and trim repairs, \$796,878.00, Total fence repairs, \$144,780.00, Total repairs to garbage enclosures, \$21,594.00, 20% contingency \$192,650.00 for a total cost of \$1,155,902.00. Board to review material and to determine next course of action to meet with the members and to obtain bids for comparison so the board has a good idea of what the costs will be and what to present to the members as a community to make necessary repairs as needed. (ITEM OPEN)

**08-09-1 SMALL CLAIMS FILING #17:** Management informed the board the owner of #17 filed in Small Claims Court against Roto Rooter and CDM for repairs to their unit. Roto Rooter is reversing charges and management sent a letter to the owner to sign and return acknowledging Roto Rooter has rescinded collection of funds and there are no charges to pay. (ITEM OPEN)

**09-09-1 TABULATION OF ANNUAL BALLOTS/IRS RESOLUTION:** Inspector of Elections Susan Campisi of Simply Counted tabulated the annual ballots and the following incumbents were re-elected to serve a two year term, along with approving IRS Resolution ending December 31, 2009. Colleen Turner (23votes), Sheila Griffith (19votes) and Brian Sellers (23votes). New candidates: Mary Jane Urda (16votes) and Eric Lind (10votes). Thirty five ballots were received. (ITEM CLOSED)

**ADJOURNMENT:** With no further business to conduct, the BOD meeting was adjourned at ~ 7:35pm to go into open forum.

Submitted by Diablo South Homeowners Association

**NEXT MEETING SCHEDULE:** The next meeting is scheduled for Thursday, October 29, 2009 at 7:00pm, Concord Police Dept. Community Room, 1350 Galindo, Concord CA

For further information regarding our community, please visit our website at [www.diablosouthhoa.org](http://www.diablosouthhoa.org).