

DIABLO SOUTH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Concord Police Dept  
1350 Galindo Street  
CONCORD, CALIF  
October 29, 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, and Deno Makris, CCAM Common Development Management, Inc.

**CALL TO ORDER:** Management called the meeting to order at 7:10pm.

**MINUTES:** MSC to approve the Board of Directors meeting minutes of September 24, 2009 as written.

**FINANCIAL REPORT:** MSC to accept financial reports for the period ending July 31, 2009 through September 31, 2009 as prepared. See attached financial write up. MSC to approve pursuing personal obligation Case #09-06536 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 eleven 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)
- 10-09-1 SLAB LEAK REPAIR #61:** MSC to approve Roto Rooter proposal at a cost of \$4,900.00 to repair slab leak at #61. (ITEM OPEN)
- 10-09-2 CONCRETE REPAIRS UNIT 1-3:** Management provided the board with two proposals: The Landscape Company and Schryer/Thompson const. The Landscape Company bid is a cost of \$1,690.00. S/T proposal was at a cost of \$1,650.00. (ITEM OPEN)
- 10-09-2.1 TERMITE TREATMENT #10:** MSC to approve Greater Bay Area Termites to treat #10 at a cost of \$400.00 which was already done. (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, November 19, 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).