

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Concord Police Dept
1350 Galindo Street
CONCORD, CALIF
November 19, 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; Four 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 October 29, 2009 as written.

FINANCIAL REPORT: MSC to accept financial reports for the period ending October 31, 2009 to be deferred. MSC to approve pursuing personal obligation Case #09-03222 due to lender foreclosure of prior owner. MSC to write off as bad debt \$13,335.19 #07-12147.

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. MSC to approve S/T to provide minor interior repairs as a result of plumbing repairs paid by the association time and material basis. (ITEM OPEN)
- 10-09-2 **CONCRETE REPAIRS UNIT 1-3:** MSC to approve The Landscape Company proposal at a cost of \$1,690.00 to attend to near units 1-3 and complex entrance off Farm Bureau Road. (ITEM OPEN)
- 11-09-1 **LANDSCAPE REPAIRS:** MSC to approve The Landscape Company proposal as follows: phase 1-\$925.00 to remove diseased Myoporum shrubs crowding redwood trees. Recommend to remove 15 volunteers. And phase 2-\$595.00 during the month of February 2010, remove large Privet crowding redwood trees. Fill opening with 2-15 gallon redwood trees and install bubblers (ITEM OPEN)
- 11-09-2 **DECK REPAIRS:** MSC to approve S/T to attend to deck repairs on time and material basis for units 27/28. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~ 7:25 pm to go into open forum.

Submitted by Diablo South Homeowners Association

NEXT MEETING SCHEDULE: There will be no Board of Directors meeting in December. The next meeting is scheduled for Thursday, January 28, at 7:00pm, Concord Police Dept. Community Room, 1350 Galindo, Concord CA
H a p p y H o l i d a y s

For further information regarding our community, please visit our website at www.diablosouth.hoa.org.

