

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Concord Police Dept
1350 Galindo Street
CONCORD, CALIF
January 28, 2010

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; No owners and Deno Makris, CCAM Common Development Management, Inc.

CALL TO ORDER: Management called the meeting to order at 7:05pm.

MINUTES: MSC to approve the Board of Directors meeting minutes of November 19, 2009 as written.

FINANCIAL REPORT: MSC to accept financial reports for the period ending October 31, 2009 through December 31, 2009 as provided. Treasurer report to be provided to association web page for posting along with meeting minutes. MSC to approve recording liens cases 09-12430 & 09-12428.

Action/Pending items

- 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 TABLED)
- 11-09-1 LANDSCAPE REPAIRS:** MSC to approve The Landscape Company proposal as follows: phase 1-completed at a cost of \$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)
- 01-10-1 RE FILING OF SMALL CLAIMS #17:** MSC to reimburse owner of #17 \$185.00 for plumbing repairs that affected his dish washer that may have been caused from the slab leak repairs. Owner refilled small claims and court awarded the funds to be reimbursed. (ITEM CLOSED)
- 01-10-2 LANSCAPING REMOVE DEAD TREE BY #31:** MSC to approve landscapers to remove dead trees by #31 at a cost of \$200.00. and sparse bushes by #'s 11,12,13, & 14. (ITEM OPEN)
- 01-10-3 EXTERIOR REPAIRS #8:** MSC to approve Schryer/Thompson Construction proposal at a cost of \$2,700.00 to repair exterior siding due to leak at #8. Repairs were completed back in December. (ITEM CLOSED)
- 01-10-4 DRAINAGE ESTIMATE #44:** Management provided the board with ESR estimate and inspection report for #44 who sent an e-mail to inquire of cracks on his ceiling/wall. ESR provided an estimate to install drainage to a trapped planter at a cost of \$3,055.00. However, the report states shifting of building is within normal measurements. Management is obtaining additional bid to be provided to the board for review. (ITEM OPEN)
- 01-10-5 GOVERNING DOCUMENTS REVISION:** Management provided the board with Hughes, Gill, & Cochrane estimate to revise HOA governing documents at a cost of \$5,750.00. This does not include material or mailing costs to the members, which the rough total amount can be in excess of \$8,000.00. (ITEM OPEN)
- 01-10-6 RESERVE STUDY ANNUAL UPDATE:** MSC to approve Reserve Analysis annual update \$450.00. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~ 7:50pm to go into open forum. No owners attended.

Submitted by Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting is scheduled for Thursday, February 25, 2010 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.