

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Concord Police Dept
1350 Galindo Street
CONCORD, CALIF
February 25, 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)

DRAFT

***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 January 28, 2010 as written.

FINANCIAL REPORT: MSC to accept financial reports for the period ending January 31, 2010 as provided. Treasurer report to be provided to association web page for posting along with meeting minutes.

Action/Pending items

- 09-08-1.1 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)
- 01-10-1 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. Schryer/Thompson provided an estimate at a cost of \$2,625.00 and stated that this is not an urgent matter to attend to due to normal shifting of building within industry standards. MSC not to spend unnecessary funds at this time. (ITEM CLOSED)
- 01-10-2 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 TABLED)
- 02-10-1 WEB PAGE PASSWORD:** Board was provided with three options by RTG Web Designs for individual owners to have their own password: **Proposals/Options are** as follows: Universal password which includes \$58.50/mo (currently \$50/mo) and a one time set up fee in the amount of \$120.00 for members to gain access to the hoa web site. Individual password for members at a cost of \$83.50/mo with a one time set up fee in the amount of \$180.00. Or Automated individual passwords at a cost of \$83.50/mo and a one time set up fee of \$1,160.00. Board who were present are inclined to go with the first option (Universal password) and will await input from the other two board members before making final decision. (ITEM OPEN)
- 02-10-2 LANDSCAING:** MSC to approve landscaper's proposal at a cost of \$250.00 to provide lawn aeration through out the complex. (ITEM CLOSED)
- 02-10-3 WATER INTRUSION #30:** MSC to approve S/T to remediate water intrusion to #30 which was caused by owner's PVC pipe connected to her water heater. Owner has replaced her water heater and opened an insurance claim. S/T provided the hoa with a cost of \$600 to perform a water test. The owner must approve with the understanding if the source of water intrusion was caused by her PVC piping and there is no other exterior leak that she will be responsible for the cost and reimburse the hoa. S/T will keep the board informed. (ITEM OPEN)
- 02-10-4 EARTH QUAKE RENEWAL:** MSC to approve renewing earthquake coverage at an annual premium of \$25,963.36. The policy is for \$5 million with a 5% deductible. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~ 7:40pm to go into open forum. Four owners attended.

Submitted by Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting is scheduled for Thursday, March 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.