

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Concord Police Dept
1350 Galindo Street
CONCORD, CALIF
April 29, 2010

DRAFT

PRESENT: Victoria D President (2010)
Colleen T Vice President (2011)
Nicole S Secretary (2010)
Sheila G Treasurer (2011)
Brian S Member At Large (2011)

***Denotes Absent:** MSC denotes a motion seconded and carried.
Also present; Six 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 March 25, 2010 as written.

FINANCIAL REPORT: MSC to accept financial reports for the period ending March 31, 2010 as provided. Treasurer report was provided: As of March 31, 2010, Income \$26,500, Expenses \$17,200, Operating \$77,400, Reserve Balance \$366,000. MSC to write off as bad debt, \$8,361.65 due to foreclosure #16 and pursuit of personal obligation against prior owner unsuccessful. MSC to pursue personal obligation #09-03222 ASAP Collection Agency.

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)
- 01-10-2 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 owners to have a password to access the HOA website: 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 website. 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 Tabled)
- 03-10-2 ARCHITECTURAL APPLICATION APPROVED:** Unit 12, MSC to approve Architectural Application for garage door replacement. (Item Closed)
- 04-10-1 SIDING SURVEY/SPECIAL ASSESSMENT INQUIRY:** Management was directed to mail a survey to the members inquiring whether homeowners are in favor, or not in favor, of moving forward with a formal vote for a Special Assessment to fund the siding replacement project in the amount of \$1,156,000.00 at per unit cost of \$20,300.00. The survey is to be returned on or before June 15th. (ITEM OPEN)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~ 7:10pm to go into open forum. Six owners attended. Open forum adjourned at 7:35pm to go into executive session to discuss third party contract with Schryer/Thompson Const.

Submitted by Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting is scheduled for Thursday, May 27, 2010 at 7:00pm, Concord Police Dept. Community Room, 1350 Galindo, and Concord CA

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