

DRAFT

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Concord Police Dept
1350 Galindo Street
CONCORD, CALIF
May 27, 2010

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; Fourteen 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 April 29, 2010 & Executive minutes to discuss 3rd party contract and to obtain siding repair bid for building 1, units 1-10. .

FINANCIAL REPORT: MSC to accept financial reports for the period ending April 30, 2010 as provided. Treasurer report was provided: As of April 30, 2010, Income \$27,900; Expenses \$24,300; Operating Fund \$77,600; Reserve Balance \$375,900. MSC for ASAP Collection Agency to defer further collection activity for 90 days and see if senior mortgage will be pursuing non judicial foreclosure 09-12428.

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:** MSC to approve universal password for the members to access the website at a set up cost of \$120.00 and monthly maintenance fee in the amount of \$58.50 per month to be provided by RTG Web Design. (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)
- 05-10-1 SIDING REPAIRS/ESTIMATE BLDG 1:** Management was directed to send siding specification to three Contractors for bids to repair/replace siding on building 1, units 1-10. (ITEM OPEN)
- 05-10-2 CERTIFIED PUBLIC ACCOUNTANT:** Management provided the Board with Kirby/Forbes Contract for annual year end review and tax preparation at a cost of \$1,500.00. Management was directed to table this item. (ITEM TABLED)
- 05-10-3 ARCHITECTURAL APPLICATION #33:** Management was directed to defer until owner submits revised architectural application meeting hoa requirements replacing front door to be reviewed and approved. (ITEM OPEN)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~ 7:15pm to go into open forum. Fourteen owners attended. Open forum adjourned at 7:55pm.

Submitted by Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting is scheduled for Thursday, June 24, 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.