

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Concord Police Dept
1350 Galindo Street
CONCORD, CALIF
June 24, 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; 4 owners and Krissto Makris of Common Development Management, Inc.

CALL TO ORDER: Management called the meeting to order at 7:00 pm.

MINUTES: MSC to approve the Board of Directors meeting minutes of May 27, 2010 as written.

FINANCIAL REPORT: MSC to accept financial reports for the period ending May 31, 2010 as provided. Treasurer report was provided: As of May 31, 2010; Income 26,400, Expenses 11,900, Operating \$76,600, Reserve Balance \$380,500.

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)
- 04-10-1 SIDING SURVEY/SPECIAL ASSESSMENT INQUIRY:** Total number received by June 15th was 46. There were 33 that said NO, and 13 that said YES. Another survey to be done next year. (ITEM CLOSED)
- 05-10-1 SIDING REPAIRS/ESTIMATE BLDG 1:** 4 bids have been obtained. 1) Cal Bay Const. for \$195,878, 2) Axis Const. for \$140,390, 3) Justice Const. for \$119,586, 4) Schryer/Thompson Const. for \$120,860. (ITEM OPEN)
- 05-10-2 CERTIFIED PUBLIC ACCOUNTANT:** Management provided the Board with two bids for The 2009 Year End Review. 1) Kirby/Forbes at a cost of \$1,500.00. 2) Levy/Erlanger for a cost of \$1,490.00. (ITEM OPEN)
- 05-10-3 ARCHITECTURAL APPLICATION #33:** To date Management has not received a revised architectural application from #33, to meet the Associations standard requirements. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~ 7:20 pm to go into open forum. 4 owners attended. Open forum adjourned at 7:45pm.

Submitted by Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting is TO BE DETERMINED.

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