

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stokta office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
July 29, 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; 6 owners and Deno Makris, CCAM 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 June 24, 2010 & executive minutes of July 14, 2010. as written. Board met in executive session to discuss the following: board meetings to be held bi-monthly, approving Schryer/Thompson Const bid for building 1 siding at a cost of \$120,860.00, approving CPA end of year review & tax prep proposal submitted by Levy/Erlanger at a cost of \$1,490.00, approved 2010/11 annual operating budget with a 10% assessment increase per unit per month, effective September 1, 2010.

FINANCIAL REPORT: MSC to accept financial reports for the period ending June 30, 2010 as provided. Treasurer report was provided: As of June 30, 2010; Income \$28,000, Expenses \$15,500.00, Operating balance \$80,600.00, Reserve Balance \$390,400.00.

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)
- 05-10-1 SIDING REPAIRS/ESTIMATE BLDG 1:** MSC to approve Schryer/Thompson Const bid in the amount of \$120,860. (ITEM OPEN)
- 05-10-2 CERTIFIED PUBLIC ACCOUNTANT:** MSC to approve CPA proposal for end of year review and tax preparation submitted by Levy/Erlanger for a cost of \$1,490.00. (ITEM CLOSED)
- 07-10-1 ARCHITECTURAL APPLICATION #37:** MSC to approve architectural application for #37 to install dish only on the fascia board beneath the roof line, or free standing on the deck. Dish can not be installed on the roof or exterior siding. (ITEM CLOSED)
- 07-10-2 INSPECTOR OF ELECTIONS & NOMINATING COMMITTEE:** MSC to approve Simply Counted to be Inspector of Elections and to mail annual ballot to be tabulated at the October board meeting. MSC to appoint the board as nominating committee to review candidate resumes per written instructions. (ITEM CLOSED)
- 07-10-3 BOARD MEETINGS:** MSC to approve holding board meeting every other month and not monthly beginning September, 2010. (ITEM CLOSED)
- 07-10-4 2010/11 ANNUAL OPERATING BUDGET:** MSC to approve the 2010/11 annual operating budget with a 10% assessment increase per unit per month effective September 1. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~ 7:20pm to go into open forum. 6 owners attended. Open forum adjourned at 7:55pm.

Submitted by Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting is September 30, 2010 at Westcallaway/Stokta office 200 Gregory Lane #A. Pleasant Hill. 7:00pm.

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