

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stotka office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
September 30, 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; 3 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 July 29, 2010

FINANCIAL REPORT: MSC to accept financial reports for the period ending July 31, 2010 as provided. Treasurer report was provided: As of July 31, 2010; Income \$26,600, Expenses \$8,000, Operating balance \$87,100.00, Reserve Balance \$398,000. MSC to approve August 31, 2010 as provided. Income, \$26,300.00, Expenses, \$15,700.00, Operating balance, \$86,500.00, Reserve balance, \$408,000.00. MSC to write off as bad debt due to foreclosure and uncollectable funds, #4, \$4,400.24 & #7, \$26,559.17.

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)
- 07-10-2 INSPECTOR OF ELECTIONS & NOMINATING COMMITTEE:** MSC to approve Simply Counted bid at a cost of \$600.00 to be Inspector of Elections and to mail annual ballot to be tabulated at the October board meeting. (ITEM CLOSED)
- 09-10-1 SATELLITE DISH INSTALLATION #** MSC to approve #1 to install satellite dish to be in compliance with the hoa rules and regulations. (ITEM CLOSED)
- 09-10-2 EXTERIOR EVALUATION #62:** Management was directed to have S/T evaluate #62 exterior as owner provided written letter and photos of condition to be looked into. (ITEM OPEN)
- 09-10-3 SECURTIY FOR ANNUAL BALLIOT TABULATION:** MSC to approve Northpoint Security cost of \$150.00 to attend the annual ballot tabulation meeting scheduled for October 28, 2010. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~ 7:20pm to go into open forum. 4 owners attended. Open forum adjourned at 8:00pm.

Submitted by Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting is the Annual Tabulation of Ballots, October 28, 2010 (pending a quorum) Westcallaway/Stotka office 200 Gregory Lane #A. Pleasant Hill. 7:00pm. Security will be provided. Deeded Homeowners only.

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