

DIABLO SOUTH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Westcallaway/Stokta office  
200 Gregory Lane Bldg A  
PLEASANT HILL, CALIF  
November 18, 2010

PRESENT: Victoria D President (2012)  
Colleen T\* Vice President (2011)  
Nicole S Secretary (2012)  
Sheila G Treasurer (2011)  
Brian S Member at Large (2011)

**\*Denotes Absent, MSC:** denotes a motion seconded and carried.

Also present; No owners and Deno Makris, CCAM of Common Development Management, Inc.

**CALL TO ORDER:** Management called the meeting to order at 7:05 pm.

**VOTING OF OFFICERS**

MSC to approve the following officers listed above to serve a two year term as incumbents Victoria D and Nicole S were re-elected.

**MINUTES:** MSC to approve the Board of Directors meeting minutes of September 30, 2010

**FINANCIAL REPORT:** MSC to accept financial reports for the period ending September 31, 2010 as provided. Treasurer report was provided: As of September 31, 2010; Income \$29,700, Expenses \$12,500. Operating balance \$97,000, Reserve Balance \$380,600. MSC to approve October 31, 2010 as provided. Income \$29,800, Expenses, \$22, 300, Operating balance, \$98,900, Reserve balance, \$358,800

**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)
- 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. Management provided approval to make repairs and have been completed (ITEM CLOSED)
- 11-10-1 TERMITE REPORT/REPAIRS#49:** Management provided termite report repairs proposal from S/T const at a cost of \$18,712.00 and Cal Bay Builders at a cost of \$19,540.00. Management is following up with 3<sup>rd</sup> bid to be provided to the board for review. (ITEM OPEN)
- 11-10-2 SLAB LEAK REPAIRS #16:** MSC to approve Roto Rooter to repair slab leak at a cost of \$4,900.00 and sheet rock repairs at an additional cost of \$1,800.00. (ITEM CLOSED)

**ADJOURNMENT:** With no further business to conduct, the BOD meeting was adjourned at ~ 7:35pm to go into open forum. No owners attended. Open forum adjourned at 7:35pm.

Submitted by Diablo South Homeowners Association

**NEXT MEETING SCHEDULE:** The next meeting will be January 27, 2011 at Westcallaway/Stokta office 200 Gregory Lane #A. Pleasant Hill. 7:00pm.

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For further information regarding our community, please visit our website at [www.diablosouthhoa.org](http://www.diablosouthhoa.org).