

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stokta office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
January 27, 2011

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; Two 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 November 18, 2010

FINANCIAL REPORT: MSC to accept financial report for the period ending November 30, 2010.as provided.
Treasurer report was provided: As of November 30, 2010; Income \$28,400, Expenses \$40,600. Operating balance \$59,000, Reserve Balance \$392,000. MSC to write off as bad debt due to foreclosure and unable to pursue personal obligations for both unit #'s 4/7, \$21,189.73.

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. MSC approving change orders for building one at a cost of \$63,000.00 (ITEM OPEN)
- 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, Sykes Const, \$16,734.54. Management is following up with 4th bid to be provided to the board for review. This item to be tabled until repairs to building one are complete and to know funds available. (ITEM TABLED)
- 01-11-1 ARCHITECTURAL APPLICATION:** MSC to approve both unit #'s 5/6 architectural application to replace their windows as submitted. (ITEM CLOSED)
- 01-11-2 TREE PRUNING FOR BLDG CLEARANCE:** Management provided the board with the following bids: The Landscape Company \$1,500.00 & Hamilton Tree Service \$1,925.00. Mgmt to obtain third bid from Calif Tree Service. (ITEM OPEN)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~ 7:20pm to go into open forum. Three owners attended. Open forum adjourned at 7:35pm. to go into executive hearing to discuss plumbing issue & owner request with regard assessments owing.

Submitted by Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting will be March 31, 2011 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.