

DIABLO SOUTH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Westcallaway/Stokta office  
200 Gregory Lane Bldg A  
PLEASANT HILL, CALIF  
May 26, 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; Five owners and Deno Makris, CCAM of Common Development Management, Inc.

**CALL TO ORDER:** Management called the meeting to order at 7:10pm.

**MINUTES:** MSC to approve the Board of Directors meeting minutes of March 31, 2011 minutes.

**FINANCIAL REPORT:** MSC to accept financial report for the period ending March 31, 2011 through April 30, 2011 as provided to be deferred until the next board meeting. MSC to pursue personal obligation due to foreclosure ASAP #09-12430, and MSC to write off as bad debt # 4 as uncollectable due to foreclosure, \$1,202.94

**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)
- 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 4<sup>th</sup> 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)
- 11-11-2 TREE PRUNING FOR BLDG CLEARANCE:** Management provided the board with the following bids: The Landscape Company \$1,500.00 to trim for bldg clearance or \$2,800.00 crown reduction, removal of large branches, pruning through out the complex. This does not include redwood trees. Hamilton Tree Service \$1,925.00. Calif Tree Service at a cost of \$2,400.00, and Treeco at a cost of \$2,140.00. Mgmt was directed to defer and discuss at the next board meeting. (ITEM OPEN)
- 05-11-1 REIMBURSEMENT #40:** MSC to approve reimbursing unit owner of #40 \$220.00 for providing video showing clog lines between unit 39/40 and roots were causing the back up. Tree is in common area. (ITEM CLOSED)
- 05-11-2 ELECTION OF INSPECTOR:** Management provided the board with Atty Amy Tinetti of the law firm Hughes/Gill and Cochran cost to act as elections of inspector to tabulate annual ballot at an hourly cost of \$275.00. Simply Counted no longer provides this service. MSC to approve Common Development Management, Inc. as election of inspector to tabulate annual ballots. (ITEM CLOSED)

**ADJOURNMENT:** With no further business to conduct, the BOD meeting was adjourned at ~ 7:20pm to go into open forum. Five owner's attended. Open forum adjourned at 7:50pm.

Submitted by Diablo South Homeowners Association

**NEXT MEETING SCHEDULE:** The next meeting will be July 28, 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](http://www.diablosouthhoa.org).