

DIABLO SOUTH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Westcallaway/Stokta office  
200 Gregory Lane Bldg A  
PLEASANT HILL, CALIF  
July 28, 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; Four owners and Deno Makris, CCAM of Common Development Management, Inc.

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

**MINUTES:** MSC to approve the Board of Directors meeting minutes of May 26, 2011 minutes.

**FINANCIAL REPORT:** MSC to accept financial report for the period ending March 31, 2011 through June 30, 2011 as provided. As of March 31, 2011, Total income, \$28,500, Optg expenses, \$14,000, Amount to reserves, \$12,373.00, Optg cash, \$69,200, Reserve fund balance, \$332,300. April 30, 2011, Total income, \$30,000, Optg expenses, \$16,800, Amount to reserves, \$12,400, Optg cash, \$71,900, Reserve fund balance, \$335,800. May 31, 2011, Total income, \$28,400, Optg expenses, \$13,900, Amount to reserves, \$12,400, Optg cash, \$78,300, Reserve fund balance, \$327,000. June 30, 2011, Total income, \$28,500, Optg expenses, \$11,700, Amount to reserves, \$12,400, Optg cash, \$77,200, Reserve fund balance, \$299,700. MSC to pursue personal obligation ASAP #09-12428 due to foreclosure.

**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:** MSC to approve Treeco's proposal at a cost of \$3,977.00 building clearance through out the complex, and thin caller pear, evergreen and podocarpus trees. (ITEM OPEN)

**ADJOURNMENT:** With no further business to conduct, the BOD meeting was adjourned at ~ 7:15pm to go into open forum. Four owners attended. Open forum adjourned at 7:45pm.

Submitted by Diablo South Homeowners Association

**NEXT MEETING SCHEDULE:** The next meeting will be September 29, 2011 at Westcallaway/Stokta office 200 Gregory Lane #A. Pleasant Hill. 7:00pm. (Annual Tabulation of Election Ballots)

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