

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stokta office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
November 17, 2011

PRESENT: Victoria D President (2012)
Brian S Vice President (2013)
Nicole S Secretary (2012)
Sheila G Treasurer (2013)
Erik L Member at Large (2013)

***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 7:05pm.

VOTING OF OFFICERS: MSC to appoint the three officers as listed above to serve their term through 2013.

MINUTES: MSC to approve the Board of Directors meeting minutes of July 28, 2011 minutes.

FINANCIAL REPORT: MSC to accept financial reports for the period ending July 31,2011 through October 31, 2011 as provided. As of 7/31/11, Total income, \$29,300, Optg expenses, \$10,100, Amount to reserves, \$12,400.00, Optg cash, \$78,800, Reserve fund balance, \$289,300. 8/31/11, total income, \$30,300.00, Optg expenses, \$17,000, Amount to reserves, \$12,400, Optg cash, \$80,600.00, Reserve fund balance, \$301,000. 9/30/11, Total income, \$28,500, Optg expenses, \$10,300.00, Amount to reserves, \$12,400, Optg cash, \$86,100, Reserve fund balance, \$315,200.10/31/11, Total income, \$29,700, Optg expenses, \$14,600, Amount to reserves, \$12,400, Optg cash, \$93,700, Reserve fund balance, \$327,500. MSC to pursue personal obligation ASAP- #11-04179 &11-04139. MSC to defer 60 days to allow ASAP to verify if there is a mortgage lender #11-05292. MSC to write off due from optg due to reserves, \$184,782.00.

Action/Pending items

- 09-08-1.1 SIDING EVALUATION:** Craig Thompson , 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 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)
- 11-11-1 TREE REMOVAL ENTRANCE WAY:** MSC to approve Treeco's proposal at a cost of \$1,680.00 safety concern as the tree was splitting. The removal was completed 11/7/11. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~ 7:25pm to go into open forum. Two Owners attended. Open forum adjourned at 7:35pm. To go into Executive Session to discuss with Schryer/Thompson Const Phase 11 Bldg 9 Dry rot Repairs and Proposal.

Submitted by Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting will be January 26, 2012 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.