

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stokta office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
January 26, 2012

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; Three owners and Deno Makris, CCAM of Common Development Management, Inc.

Open Forum was conducted prior to calling the meeting to order

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

MINUTES: MSC to approve the Board of Directors meeting minutes of November 17, 2011 minutes & Executive Minutes. Board met in executive meeting to discuss Schryer/Thompson bid for bldg. 9 at a cost of \$132,922.00. MSC to accept their bid subject to terms and conditions.

FINANCIAL REPORT: MSC to accept financial reports for the period ending November 30, 2011 & December 31, 2011 as provided. As of 11/30/11, Total income, \$29,800, Optg expenses, \$14,000, Amount to reserves, \$12,400.00, Optg cash, \$94,400, Reserve fund balance, \$339,900. 12/31/11, Total income, \$29,100, Optg expenses, \$15,000, Amount to reserves, \$12,400, Optg cash, \$94,900, Reserve fund balance, \$352,100. MSC to pursue personal obligation ASAP- #09-06535 & 07-05131.

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)
- 01-12-1 IRRIGATION REPAIR:** MSC to approve irrigation repair at a cost of \$875.00 completed. (ITEM CLOSED)
- 01-12-2 PHASE 11 BUILDING 9 SIDING REPAIRS:** MSC to approve Schryer/Thompson Const bid at a cost of \$132,922.00 to repair building 9 siding subject to terms and condition to be finalized prior to signing actual agreement and to have the association Attorney review, if necessary. Scheduled start date of April, 2012. (ITEM OPEN)
- 01-12-3 CONCRETE PROPSOAL:** Management provided the board with two concrete bids: Schryer/Thompson Const at a cost of \$9,630.00 and Pacific Surfacing at a cost of \$8,938.00. Management to follow up with clarification with Schryer/Thompson for the board to decide how to proceed. (ITEM OPEN)
- 01-12-4 LIGHTING BY #29:** MSC to approve CDMaintenance to install battery operated photo cell light by #29 and prior to installing to clarify if photo cell light can be attached to the upper corner section of the building. Management will advise the board via email and if approved to install. (ITEM OPEN)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~ 7:40pm to go into Executive Session to discuss account in collection for further action and discuss Schryer/Thompson Const contract that was provided to the board and as outlined in 01-12-2 above.

Diablo South Board of Directors will continue discussions by email to move forward with project approvals and resolution of various issues.

Submitted by Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting will be March 29, 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.