

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Westcallaway/Stokta office
200 Gregory Lane Bldg A
PLEASANT HILL, CALIF
March 29, 2012

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; One owner 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 January 27, 2012

FINANCIAL REPORT: MSC to accept financial report for the period ending January 31, 2012.as provided. Treasurer report was provided: As of January 31, 2012; Income \$29,200, Expenses \$9,600.00. Operating balance \$107,500.00, Reserve Balance \$364,000.00 As of February 29, 2012, Income, \$29,200, Expenses, \$14,500, Operating Balance, \$106,600, Reserve Balance, \$376,400.00

Action/Pending items

- 09-08-11 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 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)
- 01-12-2 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)
- 01-12-2 CONCRETE PROPOSAL:** MSC to approve Pacific Surfacing Concrete bid at a cost of \$8,938.00. (ITEM OPEN)
- 01-12-3 SLAB LEAK #45:** MSC to approve Roto Rooter to repair slab leak at a cost of \$5,050.00 and Schryer/Thompson Const repairing sheetrock damage, \$4047.33. Repairs have been completed/ (ITEM CLOSED)
- 01-12-4 BACK FLOW DEVICE BY #44/45:** MSC to approve backflow device repairs at a total cost of \$1,120.00. Repairs have been completed. (ITEM CLOSED)
- 01-12-5 YEAR END REVIEW & RESERVE STUDY:** MSC to approve year-end review prepared by Levy/Erlanger and to approve Reserve Analysis to provide 3rd year inspection \$900.00. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at ~ 7:25pm to go into open forum. One owner attended, No comment from owner. Open forum adjourned at 7:25pm. to go into executive hearing to discuss third party contract, provided by Schryer/Thompson Const.

Diablo South Board of Directors will continue discussions by email to move forward with projects approvals and resolution of various issues by unanimous vote or majority vote.

Submitted by Diablo South Homeowners Association

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