

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

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

**\*Denotes Absent, MSC:** denotes a motion seconded and carried. No homeowners were present 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 May 31, 2012 & Executive minutes of May 31, 2012. Board met to approve reimbursing #45 as a result of slab leak. MSC to approve reimbursing \$337.22 for blower rental and carpet/pad replacement.

**FINANCIAL REPORT:** MSC to accept financial report for the period ending through June 30, 2012 to be deferred as a result board treasurer was not present.

**Action/Pending items**

- 11-10-1 TERMITE REPORT/REPAIRS#49:** Management was directed that #49 will be attended to when siding to that building is approved at a later date. 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. (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. MSC to approve change orders as submitted, change orders #6 to #15. (ITEM OPEN)
- 01-12-2 CONCRETE PROPOSAL:** MSC to rescind approving Pacific Surfacing Concrete bid at a cost of \$8,938.00. MSC to approve Schryer/Thompson at a cost of \$9,630.00 and to be scheduled when phase 11 siding has been completed. (ITEM OPEN)
- 07-12-1 SLAB LEAK #50/REPAIRS:** MSC to approve Roto Rooter to Re-route plumbing as a result of a slab leak at a cost of \$4,900.00. MSC to approve Schryer/Thompson Const to perform interior repairs at a cost of \$3,240.00. (ITEM CLOSED)
- 07-12-2 FENCE REPAIR:** MSC to approve Schryer Thompson const bid \$2,795.00 to repair fence #55. (ITEM CLOSED)
- 07-12-3 INSPECTOR OF ELECTION:** MSC to appoint Common Development Management as Inspector of election for annual ballot tabulation. (ITEM CLOSED)
- 07-12-4 WATER TESTING #'S 21,23 & ,24:** MSC to approve Schryer/Thompson Construction to coordinate with owners and perform water test to determine if any leak is hoa responsibility and turned out that their was no common area leak getting into units and those three owners to be assessed and reimburse hoa for water testing. (ITEM CLOSED)
- 07-12-5 POP UP SPRINKLERS:** MSC to approve landscapers to install four pop up sprinkler heads at center grassy area at a cost of \$240.00. (ITEM CLOSED)

**ADJOURNMENT:** With no further business to conduct, the BOD meeting was adjourned at ~ 7:30pm to go into open forum. No homeowners were present.

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 Annual Ballot Tabulation September 27, 2012 at Westcallaway/Stokta office 200 Gregory Lane #A. Pleasant Hill. 7:00pm. As a reminder, Deeded Homeowners only and please, no pets as this is private property. Your cooperation is appreciated.  
For further information regarding our community, please visit our website at [www.diablosouthhoa.org](http://www.diablosouthhoa.org).