

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

PRESENT: Victoria D President (2014)  
Brian S Vice President (2013)  
Nicole S Secretary (2014)  
Sheila G Treasurer (2013)  
Erik L\* 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.

**Voting of officers:** MSC to approve officers listed above to continue to serve as officers. Incumbents Victoria Defelice and Nicole Scheer to serve two year term through 2014. IRS Resolution approved for 2012.

**MINUTES:** MSC to approve the Board of Directors meeting minutes of July 26, 2012 as provided

**FINANCIAL REPORT:** MSC to accept financial reports for the period ending through October 31, 2012 was approved: **For the month of October 31, 2012** : Total Income, \$28,900, Optg Expenses, \$15, 400.00, Optg Balance, \$137,500.00, Reserve Transfer, \$12,500.00 Reserve Balance, \$345,700.00

**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. MSC to approve change orders as submitted, change orders #19 to #40. (ITEM OPEN)
- 01-12-2 CONCRETE PROPOSAL:** MSC to approve Schryer/Thompson at a cost of \$9,630.00 and to be scheduled when phase 11 siding has been completed. (ITEM TABLED)
- 11-12-1 #50 SLAB LEAK REPAIR/PG&E REIMBURSEMENT:** Management was instructed to send unit owner a letter asking for last three months of actual PG&E bills to be reviewed to allow the board to decide reimbursing for overage as a result of slab leak repairs needed to be attended to causing potential cost increase gas bill. (ITEM OPEN)
- 11-12-2 IRRIGATION REPAIR:** MSC to approve the landscape company repair irrigation at a cost of \$375.00, repair broken pipe by #59/60, \$217.50, remove 9 dead trees \$800.00. (ITEM CLOSED)
- 11-12-3 CERTIFIED PUBLIC ACCOUNTANT:** MSC to approve CPA Levy/Erlanger to provide yearend review and prepare tax return at a cost of \$1,500.00. (ITEM CLOSED)
- 11-12-4 GUTTER CLEANING:** MSC to approve All Pro Gutter Cleaning to clean gutters and downspout at a cost of \$1,000.00 and repair downspout \$175.00@ garage #58. (ITEM CLOSED)
- 11-12-5 GUTTER GUARDS:** Management to obtain cost to install gutter guards where needed by All Pro Gutter and Maintenance. (ITEM OPEN)
- 11-12-6 INTERIOR REPAIRS #45:** Management provided the board with S/T cost of \$1,150.00 to repair interior to #45. Item tabled to allow the board to review gutter guards estimate. (ITEM TABLED)

**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 January 31, 2013 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).