

DIABLO SOUTH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Concord Police Dept  
1350 Galindo Street  
CONCORD, CALIF  
January 29, 2009

PRESENT:	Victoria DeFelice	President (2010)
	Colleen Turner	Vice President (2009)
	Nicole Scheer*	Secretary (2010)
	Sheila Griffith	Treasurer (2009)
	Brian Sellers*	Member At Large (2009)

**\*Denotes Absent:** MSC denotes a motion seconded and carried.

Also present; One owner, and Deno Makris, CCAM, Common Development Management, Inc.

**CALL TO ORDER:** Management called the meeting to order at 7:05pm after open forum.

**MINUTES:** MSC to approve the regular board and executive meeting minutes of November 20, 2008 as written.

**FINANCIAL REPORT:** MSC to accept financial reports for the period ending November 30, 2008. Income, \$28,000; Expense, \$12,000; Reserve Balance, \$444,000; Operating Fund, \$36,000. MSC to approve ASAP to refer #07-01126 to outside collection agency under personal obligation to try and collect funds due to foreclosure. APN #114-680-001-4

**Action/Pending items**

- 03-07-2**        **TRELLIS:** Management provided Schryer/Thompson Construction estimate to remove trellis's at a cost of \$12,000. Management to obtain another bid for comparison
  
- 03-07-3**        **DECKS:** MSC to approve Schryer/Thompson Construction's proposal at a cost of \$45,600 to repair decks that are listed. (ITEM OPEN)
  
- 08-08-1**        **SIDING REPAIRS 63/64** MSC to approve Schryer/Thompson Construction's proposal per IRI Roofing inspection report for #63/64 total amount \$3,825.00. (ITEM OPEN)
  
- 09-08-1**        **SIDING EVALUATION:** MSC to approve Schryer/Thompson Construction estimate in the amount of \$5,000.00 to evaluate siding and to provide specifications/priority manner which units are in need of repairs and to use specifications for bidding purposes. (ITEM OPEN)
  
- 11-08-1**        **POOL DRAIN:** MSC to approve Algae Busters proposal to be in compliance with environmental health dept requirements at a cost of \$2,425.00. Costs include installing main drain cover and Pentair pump to be in compliance. (ITEM OPEN)
  
- 11-08-2**        **SIDING REPAIR/HOLE BY #66:** MSC to approve Schryer/Thompson Construction proposal at a cost of \$3,850.00 to repair damaged siding/hole.
  
- 01-09-1**        **PLUMBING REPAIRS:** MSC to approve Roto Rooter's proposal at a cost of \$5,800.00 to re-route plumbing at #17 as a result of a slab leak. MSC to allow Schryer/Thompson to provide interior repairs at a cost of \$3,200.00 which has been completed. (ITEM CLOSED)
  
- 01-09-2**        **ELECTRICAL REPAIR BEHIND THE POOL AREA:** MSC to approve Current Electric's proposal at a cost of \$1,550.00 to repair and dig trench for light to be up and running. (ITEM OPEN)

**ADJOURNMENT:** With no further business to conduct, the meeting was adjourned at 7:30pm

Submitted by

Diablo South Homeowners Association

**NEXT MEETING SCHEDULE:** The next meeting is scheduled for Thursday, February 26, 2009 at 7:00pm, Concord Police Dept, Community Room, 1350 Galindo, Concord CA