

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Concord Police Dept
1350 Galindo Street
CONCORD, CALIF
February 26, 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; Three owners, #17, #29 and Deno Makris, CCAM, Common Development Management, Inc.

CALL TO ORDER: Management called the meeting to order at 7:20pm after open forum. Three owners attended.

MINUTES: MSC to approve the Board of Directors meeting minutes of January 29, 2009 as written.

FINANCIAL REPORT: MSC to accept financial reports for the period ending December 31, 2008. Income, \$27,000; Expense, \$16,000; Reserve Balance, \$455,000; Operating Fund, \$39,000. MSC to approve Assigning #0055-01 to collections and to accept payment plan that was referred to ASAP Collections #159-0061-01 and to grant 30 day extension to pay, or further action for non judicial foreclosure to take place #159-0007-01.

Action/Pending items

- 03-07-2** **TRELLIS:** Management provided Schryer/Thompson Construction estimate to remove trellis's at a cost of \$12,000 and Cal Bay Maintenance estimate at a cost of \$11,988.00. Pending third estimate to be received. (ITEM OPEN)
- 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. (ITEM OPEN)
- 01-09-2** **ELECTRICAL REPAIR:** MSC to approve Current Electric to restore power to pagoda light outside pool area at a cost of \$1,550.00. (ITEM CLOSED)

ADJOURNMENT: With no further business to conduct, the meeting was adjourned at 7:40pm

Submitted by

Diablo South Homeowners Association

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