

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Concord Police Dept
1350 Galindo Street
CONCORD, CALIF
March 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; seven owners, #13, #17, #22, #25, #29, #51 and Deno Makris, CCAM, Common Development Management, Inc. Open Forum was conducted prior to calling the meeting to order.

CALL TO ORDER: Management called the meeting to order at 7:30pm after open forum. Seven owners attended.

MINUTES: MSC to approve the Board of Directors meeting minutes of February 26, 2009 as written.

FINANCIAL REPORT: MSC to accept financial reports for the period ending January 31, 2009. Income \$28,000; Expense \$7,000; Reserve Balance \$463,000; Operating Fund \$46,000. MSC to accept financial reports for the period ending February 28, 2009. Income, \$28,000; Expense, \$11,000; Reserve Balance, \$467,000; Operating Fund, \$38,000. MSC to approve Assigning #0045-01 to collections for non payment of assessments.

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 and A/C Construction at a cost of \$23,140.00. Management to clarify with S/T regarding preservative staining to the post or if paint can be applied. (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. S/T to attend the April board meeting to discuss with the board their findings, specifications for bids and their estimate to be provided. (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)

- 03-09-1** **RESERVE STUDY:** MSC to approve Reserve Analysis proposal at a cost of \$1,800.00 to provide reserve study and to perform physical inspection. (ITEM CLOSED)

- 03-09-2** **WATER TEST #7:** MSC to approve water testing not to exceed \$600.00 to locate the source of the leak and to provide report and costs for common area repairs where needed. (ITEM OPEN)

ADJOURNMENT: With no further business to conduct, the meeting was adjourned at 7:50pm

Submitted by

DRAFT

Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting is scheduled for Thursday, April 30, 2009 at 7:00pm, Concord Police Dept, Community Room, 1350 Galindo, and Concord CA