

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Concord Police Dept
1350 Galindo Street
CONCORD, CALIF
April 30, 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; six owners, and Deno Makris, CCAM, Common Development Management, Inc. Open Forum was conducted prior to calling the meeting to order. Open Forum was not held as there was no time allowed due to guest speaker Geoff Schryer and Pete O'Brien of Schryer/Thompson Const provided the board with siding evaluation and costs.

CALL TO ORDER: Management called the meeting to order at 7:00pm. Six owners attended.

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

FINANCIAL REPORT: MSC to accept financial reports for the period ending March 31, 2009. Income \$27,000; Expense \$13,000; Reserve Balance \$471,000; Operating Fund \$38,000. MSC to approve assigning delaying 60 days #07-05131 sale date for non payment of assessments. Board is monitoring to see if Mortgage Company will be in default to initiate non judicial foreclosure.

Action/Pending items

- 03-07-2** **TRELLIS:** MSC to approve Schryer/Thompson Construction bid to remove trellis's at a cost of \$12,000. (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. Scheduled the week of May 18th. (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:** Geoff Schryer, and Pete O'Brien of Schryer/Thompson Construction attended the meeting and provided an overview of the siding evaluation along with their proposal as follows: Total siding and trim repairs, \$796,878.00, Total fence repairs, \$144,780.00, Total repairs to garbage enclosures, \$21,594.00, 20% contingency \$192,650.00 for a total cost of \$1,155,902.00. S/T to provide which buildings are needed to be done in a priority manner. Board to review material and to discuss further with S/T in executive session and then to determine next course of action to meet with the members and to obtain bids for comparison so the board has a good idea of what the costs will be and what to present to the members as a community to make necessary repairs as needed. (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 CLOSED)
- 03-09-1** **WATER TEST #7:** Geoff Schryer and Pete O'Brien of S/T discussed the repairs to #7. MSC to approve mold abatement at a cost of \$6,575.00 and water testing not to exceed \$600.00 to locate the source of the leak. MSC to approve not to exceed \$2,500.00 to remove laminated floor and to install humidifiers and blowers along with providing report and costs for repairs that is the association responsibility. Management is following up with association insurance carrier for possible claim. (ITEM OPEN)
- 04-09-1** **CONCRETE REPAIRS:** Management provided the Board with Precision concrete estimate as follows: \$3,123.05 and \$1,927.68 total cost \$5,050.73; S/T submitted a proposal as follows, \$2,475.00 and \$1,750.00 for a total cost of \$4,225.00. (ITEM OPEN)
- 04-09-2** **COMCAST AGREEMENT:** Management provided the Board with Comcast agreement to be signed for providing cable service for the members. Five year contract. Management waiting to hear from the Board to allow legal counsel to review agreement or if any changes need to be made. (ITEM OPEN)

ADJOURNMENT: With no further business to conduct, the meeting was adjourned at 8:00pm

Submitted by

Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting is scheduled for Thursday, May 28, 2009 at 7:00pm, Concord Police Dept, Community Room, 1350 Galindo, and Concord CA