

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Concord Police Dept
1350 Galindo Street
CONCORD, CALIF
July 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; seven owners, 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 7:25pm. Seven owners attended.

MINUTES: MSC to approve the Board of Directors meeting minutes of April 30, 2009 as written.

FINANCIAL REPORT: MSC to accept financial reports for the period ending April 30, 2009. Income \$27,600; Expense \$16,800; Reserve Balance \$471,000; Operating Fund \$34,500. MSC delaying 60 days, #07-09074, #08-0218, sale date for non payment of assessments. Board is monitoring #07-05131 to see if owner will be in default of mortgage(s) or Board to initiate non judicial foreclosure. MSC for further collection activity #07-12050, 07-12147, 09-06535, 09-06536.

Action/Pending items

- 03-07-3 DECKS:** MSC to approve Schryer/Thompson Construction's proposal at a cost of \$45,600 to repair six decks that are listed. (ITEM OPEN)
- 09-08-1 SIDING EVALUATION:** Geoff Schryer, and Pete O'Brien of Schryer/Thompson Construction attended the April 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. Board to review material and 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)
- 03-09-1 WATER TEST #7:** MSC to approve S/T mold abatement at a cost of \$6,575.00 with additional abatement and repairs at a cost of \$2,500.00. MSC to approve total cost of repairs \$15,770.00. Owner needs to replace water heater and plumbing valves which caused additional interior damage to new sheetrock. Owner will be responsible for any additional costs caused by the leaking water heater, associated valves and plumbing, not the association. (ITEM OPEN)
- 04-09-1 CONCRETE REPAIRS:** MSC to approve S/T proposal \$2,475.00 and \$1,750.00 for a total cost of \$4,225.00. Precision Concrete submitted a proposal at a cost of \$5,050.73. (ITEM OPEN)
- 07-09-1 SUBTERRANEAN TERMITE TREATMENT #44:** MSC to approve Greater Bay Area Termite at a cost of \$675.00 to treat for subterranean termite's exterior of #44 which was completed during the month of May, 2009. (ITEM CLOSED)
- 07-09-2 CERTIFIED PUBLIC ACCOUNTANT:** MSC to approve Certified Public Accountant proposal at a cost of \$1,500.00 to perform annual year end review and prepare association tax returns. (ITEM CLOSED)
- 07-09-3 INSPECTOR OF RECORDS:** MSC to approve Simply Counted proposal in the amount of \$600.00 to be inspector of records to tabulate annual ballots for the September 24th annual ballot tabulation. (ITEM CLOSED)
- 07-09-4 2009/10 OPERATING BUDGET:** MSC to approve 2009/10 operating budget with no assessment increase at this time. (ITEM CLOSED)

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

Submitted by

Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting is scheduled for Thursday, August 27, 2009 at 7:00pm, Concord Police Dept, Community Room, 1350 Galindo, and Concord CA

For further information regarding our community, please visit our website at www.diablosouthhoa.org.

APRIL 2009 FINANCIAL SUMMARY

	BOOKED	REAL(NET)
TOTAL INCOME:	\$27,600	\$23,000

TOTAL EXPENSES: **\$16,800**

NET GAIN/ (LOSS): **\$900**

**AVAILABLE FUNDS
TO EXPENSES:** N/A **(\$4800)**

OPERATING FUND: **\$34,500**

**TRANSFER TO
RESERVES** **\$10,000**

RESERVE FUND: **\$471,000**
(from Bank Stmt)

**TOTAL DELQNT
(COLLECTIONS):** 25 (12)
TOTAL \$\$ IN COLL: \$135,000
TOTAL \$\$ DELQNT: \$141,000

AS OF JULY 27, 2009

**TOTAL DELQNT
(COLLECTIONS):** 31(12)
TOTAL \$\$ IN COLL: \$157,300
TOTAL \$\$ DELQNT: \$171,300

For Deno Mgrs. Rpt./Minutes