

DIABLO SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Concord Police Dept
1350 Galindo Street
CONCORD, CALIF
August 27, 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; two owners, and Deno Makris, CCAM, Common Development Management, Inc.

CALL TO ORDER: Management called the meeting to order at 7:05pm.

MINUTES: MSC to approve the Board of Directors meeting minutes of July 30, 2009 as written and Executive Minutes dated August 20, 2009 to discuss account for collections. See under financial report.

FINANCIAL REPORT: *MSC to accept financial reports for the period ending MAY 31, 2009. See attached treasurer's report. Income \$27,200, Expense \$12,500, Reserve Fund \$462,600, Operating Fund \$40,700. MSC to accept financial reports for the period ending June 30, 2009. See attached treasurer's report. Income \$29,600; Expense \$15,600; Reserve Balance \$456,800; Operating Fund \$39,500. MSC to approve the following for collection activity:*

1. MSC to approve denying payment arrangements regarding 08-02187
2. MSC to proceed with trustee sale regarding 08-02187
3. MSC to accept payment arrangements 07-09074 that is in collections and has not signed actual forbearance agreement. However as long as the payments are being to continue accepting unless they default then to proceed with collections activity.
4. MSC to pursue personal obligation 07-01125, unit was foreclosed upon and sold May 2009.
5. MSC to pursue personal obligation 08-02001, unit was foreclosed upon.

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)

08-09-1 TREE PRUNING: MSC to approve the landscape company bid at a cost of \$1,500.00 to prune branches away from the buildings. (ITEM CLOSED)

08-09-2 SMALL CLAIMS FILING #17: Management informed the board the owner of #17 filed in Small Claims Court against Roto Rooter and the Association for repairs to their unit. Per the governing documents the repairs are exclusive use and Roto Rooter to defend the case. Approximate cost for filing \$500.00. (ITEM OPEN)

ADJOURNMENT: With no further business to conduct, the BOD meeting was adjourned at 7:40pm to go into open forum.

Submitted by Diablo South Homeowners Association

NEXT MEETING SCHEDULE: The next meeting is scheduled for Thursday, September 24, 2009 at 7:00pm, Concord Police Dept.

Community Room, 1350 Galindo, Concord CA (**Annual Ballot Tabulation to be conducted**)

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