

Common Development Management Inc

**DIABLO SOUTH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 29, 2015, 2014 at 7:00pm
Pleasant Hill, CA**

AGENDA

**Westcallaway/Stokta Insurance office at 200 Gregory Lane Bldg #A
(Second Floor corner of Gregory Lane & Cody) Turn on to South Cody
to park, shingle covered buildings**

**7:00p/m. CALL TO ORDER (Exective hearing #59 Regarding parking, Business out of garage,
garbage & disturbance)**

APPROVAL OF MINUTES: November 20, 2014 Meeting Minutes.

TREASURER'S REPORT:-

Financial Statements ending November 30, 2014 & December 31, 2014 to be approved if available.

DELINQUENCY:

MANAGEMENT REPORT:

- 05-14-3 THE LANDSCAPE COMPANY:** MSC to repair trip hazard to the right of garage #45, \$750.00 was completed during the month of November. (ITEM TO BE CLOSED)
- 05-14-5 FOUNDATION BY UNITS 15/16:** MSC to approve Ned Clyde's Const bid at a cost of \$42,200.00 to secure foundation and improve drainage by units 15/16. Scheduled for repairs week of August 1, 2014. MSC to approve change order at a cost of \$18,785.26 Exterior and \$11,202.00 interior repairs to #15. **JOB HAS BEEN COMPLETED.** (ITEM TO BECLOSED)
- 06-14-1 PAINTING OF BLDG 2/3:** MSC to approve Sykes Const to paint building 2/3 at a cost of \$18,833.00 as part of phase III siding replacement has been completed. (ITEM TO BE CLOSED)
- 09-14-1 TREE TRIMMING:** MSC to approve Serpico Landscaping tree bid at a cost of \$3,456.00. To be scheduled January 2015. **Tree Trimming began week of 1/14/15.** (ITEM TO BE CLOSED)
- 09-14-2 EXTERIOR WALL REPAIR:** MSC to approve Sykes const bid at a cost of \$2,072.00 exterior walls by #39 & #48. Which has been completed. (ITEM TO BE CLOSED)
- 09-14-3 IRRIGATION REPAIRS:** MSC to approve the landscape company bid at a cost of \$1,252.00 to perform annual irrigation system check and repairs, which was done month of October. (ITEM TO BE CLOSED)

NEW BUSINESS:

- 1. Approval: #15 Change Order** at a cost of \$1,550.00 Sykes const Interior repairs.
- 2. Approval: Algae Buster expansion pool joints,** \$1012.50.
- 3. Approval: #55 Tree** to be removed at a total cost of \$435.00 including stump removal. Serpico Landscape cost of \$432.00. **TLC was approved \$435.00**

7:30p.m. ADJOURNMENT to go into open forum.

NEXT MEETING: THURSDAY, March 26, 2015 at 7:00p.m. At Pacific Diversified office. REMINDER: THIS IS PRIVATE PROPERTY.

DEEDED HOMEOWNERS ONLY, NO GUESTS NO PETS PLEASE. For more information regarding our community, please visit our website at www.diablosouthhoa.org.