

# Common Development Management Inc

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## DIABLO SOUTH HOMEOWNER'S ASSOCIATION

### BOARD OF DIRECTORS MEETING

THURSDAY, JULY 30, 2015, at 7:00pm

Pleasant Hill, CA

#### AGENDA

*Pacific Diversified 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

**APPROVAL OF MINUTES:** May 28, 2015 Meeting Minutes.

#### TREASURER'S REPORT:-

Financial Statements ending May 31, 2015 & June 30, 2015 to be approved if available. **Approval:** To move \$40,000.00 from operating into Reserves.

#### DELINQUENCY:

#### MANAGEMENT REPORT:

**05-15-1 LANDSCAPING:** Annual Irrigation system check at a cost of \$903.00. **The system check was completed as of 06/10/15. (ITEM TO BE CLOSED)**

**05-15-2 DAMAGED LANDSCAPING:** MSC to approve replacing two damaged shrubs at a cost of \$75.00 due to auto accident, \$125.00 stump grind, Remove small dead redwood tree near driveway off Clayton at a cost of \$250.00 & to include stump grinding. MSC to approve replanting 3-15 gallon redwood trees at a cost of \$525.00 with irrigation bubblers at a cost of \$285.00. **This was completed on 6/09/15 (ITEM TO BE CLOSED)**

**05-15-3 TRIMMING OF LARGE SHRUBS:** Management provided board with the landscape company bid to trim along Clayton road, large shrubs at a cost of \$4,200.00. Mgmt to obtain another bid from Serpico Tree division. **This was completed on 6/24/15 trim only not removed. (ITEM TO BE CLOSED)**

**05-15-4 LANDSCAPING:** Management to inquire with TLC if they will trim 2 large shrubs at the first driveway on Clayton Rd. Can this be part of ongoing maintenance. (ITEM OPEN)

#### NEW BUSINESS:

**1- Approved:** #56 Slab leak to be attended to by Roto Rooter. Const bids provided by Sykes const at a cost of \$6,516.67, **Approved** S/T \$4,200.00 + \$1,550.00 for a total cost \$5,750.00 & Roto Rooter's bid \$4,900.00.

**2- Approved:** Irrigation Valve bid to replace \$425.00

**3-Approved:** Picture Perfect Pool Chlorinator \$794.00 & pool light \$597.00.

**4-Approved:** Concrete trip hazard \$1750.00 submitted by S/T.

**5-Approval:** 2015/16 Operating budget.

**6-Approval:** Next two buildings for siding-repair & replacement-Sykes Const

7:30p.m.

#### ADJOURNMENT to go into open forum.

**NEXT MEETING: THURSDAY, September 24, 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](http://www.diablosouthhoa.org).