Common Development Management Inc

DIABLO SOUTH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, NOVEMBER 12, 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: September 24, 2015 Meeting Minutes.

TREASURER'S REPORT:-
Financial Statements ending September 30, 2015 & October 31, 2015 be approved if available
DELINQUENCY:

MANAGEMENT REPORT:
07-15-5: SIDING REPLACEMENT 2016: MSC to approve obtaining bid from Sykes Const siding replacement for two building. Bldg 7-units #44 through #49, bldg 8-units #50 through #53 to be scheduled for March or April 2016. **See Attached Phase IV Bid at a cost of $119,635.00.** . **Page 30 to 34 (ITEM OPEN)**

09-15-2: SLAB LEAK REPAIR #53: MSC to approve Roto Rooters bid at a cost of $5,200.00 & S/T interior cost in the amount of $6,050.00. (ITEM OPEN)

09-15-3: IRRIGATION SYSTEM CHECK: MSC to approve TLC irrigation system check not to exceed $300.00. (ITEM OPEN))

09-15-4: TREE TRIMMING BIDS: Management to obtain three trimming tree bids for the board to discuss and approve fall time. (ITEM OPEN)

09-15-5: COMMON AREA LIGHTING: Management to have Current Electric meet with Board member Sellers to evaluate providing where needed better common area lighting. (ITEM OPEN)

09-15-6: SURVELLANCE CAMERA: Management to provide contact to board member Sellers to install surveillance camera especially around the garbage enclosures. Board member Sellers will also contact ADT Alarm for a quote. (ITEM OPEN)

NEW BUSINESS:
1. Attached for the board to review tree trimming proposals: Serpico at a cost of $4,160.00, TLC at a cost of $3,950.00. Pending 3rd bid.
2. **Approval:** TLC to remove the following dead trees: #9, #375, #39, $400.00, & #66, $325.00.
3. **Approval:** Reimburse #11 $199.75 Roto Rooter cleared common area line.

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

NEXT MEETING: THURSDAY, JANUARY 28, 2016 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 commuity, please visit our website at* ***www.diablosouthhoa.org*****.**