

# Common Development Management Inc

**DIABLO SOUTH HOMEOWNER'S ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**THURSDAY, JANUARY 28, 2016, 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:** November 12, 2015 Meeting Minutes & Executive Minutes December 2, 2015.

**TREASURER'S REPORT:-**

Financial Statements ending November 30, 2015 & December 31, 2015 be approved if available

**DELINQUENCY:**

**MANAGEMENT REPORT:**

**07-15-5: SIDING REPLACEMENT 2016:** MSC to approve Sykes Const, Phase IV bid at a cost of \$119,635.00 subject to be provided replacing delaminated board costs 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. (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. Repairs are tentively scheduled for 11/23. (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:** MSC to approve Calif Tree Service bid at a cost of \$2,850.00 versus TLC at a cost of \$3,950.00 & Serpico Landscaping bid at a cost of \$4,160.00. (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: SURVEILLANCE 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)

**11-15-2: SUBTERRANIAN TREATMENT #56:** MSC to approve GBA at a cost of \$595.00 to treat for subterranean termites and to check perimeter units 54 through 66 if additional treatment is needed & to provide cost. (ITEM OPEN)

**11-15-3: RE-STENCILING:** MSC to approve maintenance to restencil where needed path ways and bottom steps to avoid trip hazard. (ITEM OPEN)

**NEW BUSINESS:**

1. Board to discuss Decorum.
2. Approved: TLC to remove fallen branches between #61-65 not to exceed \$500.

**7:30p.m.**

**ADJOURNMENT to go into open forum.**

**NEXT MEETING: THURSDAY, MARCH 31, 2016 at 7:00p.m. At Pacific Diversified office.**

**REMINDER: DEEDED HOMEOWNERS ONLY. This is private property, no pets please.**

*For more information regarding our community, please visit our website at [www.diablosouthhoa.org](http://www.diablosouthhoa.org).*

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