

# Common Development Management Inc

**DIABLO SOUTH HOMEOWNER'S ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**THURSDAY, JULY 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:** March 31, 2016 Meeting Minutes.

### **TREASURER'S REPORT:**

Financial Statements ending March 31, 2016 & June 30, 2016 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 has begun MSC approving change order at a cost of \$18,757.22 (ITEM OPEN)

**09-15-5: COMMON AREA LIGHTING:** Management provided Current Electric's bid at a cost of \$14,280.98 to upgrade common area lighting and Mgmt is obtaining second bid for comparison. Hein electric \$30,059.00 (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)

### **NEW BUSINESS:**

1. Approval GBA Termite Treatment at a cost of \$995.00 #49 exterior.
2. Approval: Sykes Const Phase IV painting of Bldg. \$17,300.00. Bldg 7-8 fencing at a cost of \$25,000.00. Approval of change Order #1-\$5,512.25 & change order #2, \$3,553.80, #3 Patio fencing \$11,144.13, #4 \$732.00 #53, #5, \$836.00 #44.
3. Board to review Tree bids: Serpico at a cost of \$7,857.00. Mgmt is trying to obtain addl bids.
4. Approval Pest Report #1 Sykes Const bid \$10,691.02, S/T Bid, \$5,199.00.
5. Approval #52 Arch App to install satellite dish.
6. Approval #50 Arch App to replace garage door
7. Approval Concrete repairs by #29: S/T at a cost of \$1,750.00
8. Approval Sykes Const, \$3,200.00 paint new patio fencing Bldg 7-8.
9. Approval TLC Irrigation repairs by garage #51, \$280.00 & behind #33, \$180.00

**7:30p.m.**

**ADJOURNMENT to go into open forum.**

**NEXT MEETING: THURSDAY, September 29, 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).*