

# Common Development Management Inc

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## DIABLO SOUTH HOMEOWNER'S ASSOCIATION

### BOARD OF DIRECTORS MEETING

THURSDAY, SEPTEMBER 29, 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

Voting of officers as no one returned candidate resume and incumbents re-elected for two year term.

**APPROVAL OF MINUTES:** July 28, 2016 Meeting Minutes.

#### TREASURER'S REPORT:

Financial Statements ending July 31, 2016 & August 31, 2016 be approved if available.

**DELINQUENCY:** Discuss ASAP Report to write off as bad debt & any other offers.

#### 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:** MSC to approve Current Electric's bid at a cost of \$14,280.98 to upgrade common area lighting. (ITEM OPEN)

**07-16-1 #49 SUBTERRANIAN TREATMENT:** MSC to approve GBA at a cost of \$995.00. (ITEM CLOSED)

**07-16-2 PHASE IV PAINTIN/FENCING:** MSC to approve Sykes Const to paint bldg. 7-8 at a cost of \$17,300.00 & scheduled to begin 8-15-2016. & Fence repairs at a cost of \$25,000.00. & Patio Fence painting bldg. 7-8, \$3,200.00. **Has been completed. (ITEM TO BE CLOSED)**

**07-16-3 APPROVED CHANGE ORDERS SYKES CONST:** MSC to approve the following change orders: #1-\$5,512.25, #2-\$3,553.80, #3-Patio fencing, \$11,144.13, #4-\$732.00 by #53, #5-\$836.00 by #44. (ITEM CLOSED)

**07-16-4 TERMITE REPORT #1:** Management provided Sykes Const bid at a cost of \$10,691.02 & S/T revised bid at a cost of \$2,250.00 that is hoa responsibility. (ITEM OPEN)

**07-16-5 CONCRETE REPAIRS:** MSC to approve S/T bid at a cost of \$1,750.00 by # 29. (ITEM CLOSED)

**07-16-6 IRRIGATION REPAIRS:** MSC to approve irrigation repairs by garage #51, at a cost of \$280.00 & behind #53 at a cost of \$180.00. (ITEM CLOSED)

**07-16-7 SLAB LEAK REPAIRS #9:** MSC to approve both Roto Rooter and S/T to repair slab leak at #9. **Approved total cost \$11,250.00 & repairs completed. (ITEM TO BE CLOSED)**

**07-16-8 ARCHITECTURAL APPROVED APP'S:** MSC to approve the following: #52-install satellite dish & #50 to replace garage door. (ITEM CLOSED)

#### NEW BUSINESS:

1. **Approved:** Sykes Const bid at a cost of \$782.02 #44.T-1 11 siding.
2. Board to review and advise Sykes Const bids: #30 at a cost of \$4,305.00 headwall-window over garage. #50 at a cost of \$386.59 nail pops as a result of siding project.
3. Board to discuss the following: Renew E.Q. policy, Letters to owners, phase V Siding Repair-Replacement 2017-18, bid new striping numbers & signage parking lots.

7:30p.m.

**ADJOURNMENT to go into open forum.**

**NEXT MEETING: THURSDAY, November 10, 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).