

Common Development Management Inc

DIABLO SOUTH HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

TUESDAY, JANUARY 26, 2017, 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

Board approves appointing Stacey Carpenter to fill board vacancy.

APPROVAL OF MINUTES: November 29, 2016 Meeting Minutes.

TREASURER'S REPORT:

Financial Statements ending November 30, 2016 & December 31, 2016 be approved if available.

DELINQUENCY: None.

MANAGEMENT REPORT:

09-16-6 ASPHALT STRIPING-CHANGING NUMERIC #'S TO ALPHA #'S: Management to obtain bids to strip parking spaces, and to change from #'s to Alpha numbers, including ordering new reserved parking and visitor signs. Board member Lind is coordinating this project. (ITEM OPEN).

09-16-7 PHASE V SIDING BID: Management provided the board with Sykes Const phase V siding bid at a cost of \$252,242.00 & board to plan on attending to repairs subject to reserve funds late 2017 or 2018. (ITEM TABLED)

11-16-2 GUTTER CLEANING: MSC to approve All Pro Maintenance at a cost of \$1,100.00 to clean gutters/downspouts and scheduled for late February 2017. (ITEM OPEN)

11-16-3 TREE TRIMMING: Management provided the Board with two bids: TLC at a cost of \$2,450.00, Traverso, \$4,850.00. Attached Calif Trees bid at a cost of \$3,050.00 and Treescape decline to bid. **Board approved Calif Tree Service via email 1-12-17.** (ITEM OPEN)

NEW BUSINESS:

1.Approved: Irrigation Valve repairs at a cost of \$850.00 for TLC to attend to by #31 & near garage by #54/56. \$425.00 by #42.

2.Approved: CPA year end review at a cost of \$1,225.00 Levy-Erlanger.

3. Board to review: Sykes Const bid at a cost of \$1,248.38 replace concrete step by #5, Repair garbage enclosures at a cost of \$1,270.69 & latch at a cost of \$578.71. Mike Stratton Const bid at a cost of \$950.00 replace concrete step by #5. Pending addl bids from S/T & to be provided upon receiving.

3. Board to review: Roto Rooters bid for semi-annual clean out at a cost of \$188.78 per hour or sewer line lateral line replacement at a cost of \$7,500.00. Mgmt obtaining addl bid from Preferred Plumbing & will provide bid upon receiving.

4. Board to have on file: Contra Costa Door Replacement costs for owners to have on file.

5. Mgmt is obtaining bid to replace mailboxes due to ongoing break in's

7:30p.m.

ADJOURNMENT to go into open forum.

NEXT MEETING: THURSDAY, March 30, 2017 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.