

Common Development Management Inc

DIABLO SOUTH HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING
TUESDAY, MARCH 30, 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 through February 28, 2017 be approved if available.

DELINQUENCY: Board to approve recording lien #17-03050-APN #114-680-032.

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. Completed. (ITEM TO BE CLOSED)

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.** Completed (ITEM TO BE CLOSED)

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. **Completed.**

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

3. Approved: Schryer/Thompson Const bid at a cost of \$1,750.00 replace concrete step by #5 and repair both garbage enclosure gate latches.

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. Preferred Plumbing bid at a cost of \$3,500.00. this has been resolved and no action to be attended to at this time.

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

5. APPROVED: Greater Bay Area Termite to treat drywood termites at a cost of \$695.00 #44. **Completed.**

6. Board to review: Roberts Enterprise mailbox replacement bid at a cost of \$10,670.00. Signature Painting's bid at a cost of \$12,600.00.

7. Board to approve: TLC bid annual aeration at a cost of \$275.00.

8. Board to review: Email from Board member Erik, regarding security cameras be installed.

7:30p.m.

ADJOURNMENT to go into open forum.

NEXT MEETING: THURSDAY, May 25, 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.