

Common Development Management Inc

DIABLO SOUTH HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

THURSDAY, MARCH 29, 2018, at 7:00pm

Pleasant Hill, CA

AGENDA

Pacific Diversified Insurance office at 363 Civic Drive, #100

7:00p.m.

CALL TO ORDER

APPROVAL OF MINUTES: December 7, 2017 Meeting Minutes.

TREASURER'S REPORT:

Financial Statements ending November 30, 2017 through February 28, 2018 to be approved if available.

DELINQUENCY: APPROVE: Initiate Non-Judicial foreclosure ASAP Case No: 18-01013

MANAGEMENT REPORT:

09-16-7 PHASE V SIDING BID: MSC to approve Sykes Const phase V siding bid at a cost at revised cost of \$264,540.00. Project has begun. (ITEM OPEN)

07-17-3 PATIO FENCE: MSC Approving Sykes to do full replacement of patio fencing on units 28 to 43 at a cost of \$58,271.00. (ITEM OPEN)

12-17-1 LANDSCAPING: MSC to approve TLC bid at a cost of \$1,198.00 annual irrigation check which has been completed. Approved broken pipe at a cost of \$380.00 entrance on clayton, near #43 completed. (ITEM CLOSED)

12-17-2 NO PARKING STRIPING: MSC to approve Mike Stratton Const to paint red stripes by #66 at a cost of \$1,000.00 which has been completed. (ITEM CLOSED)

12-17-3 FENCING: MSC to approve Sykes Const Sykes Const fence partial fence replacement at a cost of \$32,866.00 for bldg. 4,5,6. (ITEM OPEN)

12-17-8 PAINTING: MSC to approve Sykes Const Painting Proposal, \$43,685.00. #28 to #43. (ITEM OPEN)

12-17-10 CONCRETE #41: MSC to approve Mike Stratton Const to replace patio concrete at a lessor amount as Sykes Const provided a bid at a cost of \$4,620.00. Mgmt to advise cost for final approval. (ITEM OPEN)

NEW BUSINESS/UNFINISHED BUSINESS:

1. **Approved:** Arch App #50 to replace windows.
2. **Approved:** Mike Stratton Const bid at a cost of \$4,500.00, concrete repairs to both unit's 31-37, and coordinate with Sykes Const to install post top #41 when concrete is completed for that unit at a cost of \$4,100.00. Total Cost, \$8,600.00.
3. **Approved:** Sykes Const, Change Order's #7-\$3,621.48, #8-\$22,192.00, #9-\$14,848.00, & #10-\$4,558.00.
4. **Board to Approve:** Calif Tree Service Annual Tree Trimming, \$1,500.00.
5. **Approved:** Current Electric's bid \$832.25 repair pagoda light by #58.
6. **Approved:** Sykes Const, Change order's #12-\$4,195.35, #13-\$1,612.15, #14-\$2,472.48.
7. **Approved:** Roto Rooter to attend to slab leak at a cost of \$6,900.00 #6. & Sykes Const Interior repairs at a cost of \$3,902.11.
8. **Approved:** Arch App #1 to replace garage door.

7:30p.m.

ADJOURNMENT to go into open forum.

NEXT MEETING: THURSDAY, May 31, 2018 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.