

Common Development Management Inc

DIABLO SOUTH HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

THURSDAY, SEPTEMBER 27, 2018, at 7:00pm

Pleasant Hill, CA

AGENDA

Pacific Diversified Insurance office at 363 Civic Drive, #100

7:00p.m.

EXECUTIVE SESSION UNIT 59 (BOARD MEMBERS ONLY & OWNER)

7:30P.M.

CALL TO ORDER: Voting of officers re-electing incumbents to a two term as a result of no one returning candidate resume.

APPROVAL OF MINUTES: July 26, 2018 Meeting Minutes.

TREASURER'S REPORT: Financial Statements ending August 31, 2018 to be approved if available. See attached reserve study & financial information to be hand delivered if August financials completed. Discussion of minimum/maximum operating funds and the minimum capital reserves. Also, using the reserve study to plan 3 year capital expenditures. **DELINQUENCY: None**

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 been completed. (ITEM TO BE CLOSED)

07-18-3 BLDG 1 SIDING REPAIRS: MSC to approve Sykes Const bid at a cost at \$27,625.00 to address siding repairs. (ITEM OPEN)

07-18-4 PAINTING BID: Mgmt was directed to obtain painting bids and Kelly Moore Paint, provided painting specification. **Mgmt provided the following paint bids: Signature Painting, \$25,443.00, Whit's Painting, \$22,054.00 & Approved-Varsity Painting, \$19,600.00 to apply 2 coats. Bldg 1. MSC to approve Whit's Painting to begin 10-29-18 as Varsity Painting cannot start until after 2019.** (ITEM OPEN)

07-18-5 #11 BLDG FOUNDATION: Board to discuss and obtain cost to level #11 foundation and depending on costs-funds available to consider approving. **Item deferred until later date.** (ITEM OPEN)

NEW BUSINESS/UNFINISHED BUSINESS:

- 1. Approved:** Arch App #65 to replace windows.
- 2. Opening Insurance claim** due to fire caused by #59 deck area and their insurance to reimburse hoa.
- 3. Board to Approve:** General Roofing's \$930.00 bid for #6.
- 4. Approved:** Arch App #58 Security light above front door
- 5. Board to discuss:** Security Cameras.
- 6. Board to discuss:** Annual Tree Trimming
- 7. Board to discuss:** #11 foundation.

8:30p.m.

Adjournment to go into open forum.

NEXT MEETING: THURSDAY, November 29, 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.