

Common Development Management Inc

**DIABLO SOUTH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, JULY 29, 2010 at 7:00pm
Westcallaway/Stokta Insurance office at 200 Gregory Lane Bldg #A
(Second Floor corner of Gregory Lane and Cody) Turn on to South Cody to
park, shingle covered buildings
Pleasant Hill, CA**

AGENDA

7:00p/m. CALL TO ORDER

Guest Speaker: None

APPROVAL OF MINUTES: June 24, 2010 Meeting Minutes & July 14, 2010 executive session minutes

TREASURER'S REPORT:-

Financial Statements ending June 30, 2010 to be approved if available.

DELINQUENCY:

MANAGEMENT REPORT:

09-08-1-Siding Evaluation (ITEM TABLED)

1-10-2 GOVERNING DOCUMENTS REVISION: (ITEM TABLED))

05-10-1 SIDING REPAIRS BLDG 1: 1)Cal Bay Maint: \$195,878.94. 2-) Axis Const: \$140,389.91, 3) Justice Const: \$119,586.41, 4) Schryer/Thompson Const: \$120,860.00 (ITEM OPEN)

05-10-2 CERTIFIED PUBLIC ACCOUNTANT BID: Management is following up with CPA Kirby/Forbes \$1,500.00 regarding engagement letter for year end review. Also attached Levy/Erlanger proposal \$1,490.00 (ITEM OPEN)

NEW BUSINESS:

- Approval Holding bi-monthly board meetings
- Approval of Contractor for siding repair/trim repair to bldg 1
- Approval Certified Public Accountant to perform year end review and prepare tax returns
- Approval of 2010/11 annual operating budget
- Approval of inspector of elections to tabulate annual ballots

7:30p.m.ADJOURNMENT

HOMEOWNERS OPEN FORUM (Not to exceed ½ hour)

NEXT MEETING: THURSDAY, September 30, 2010 at 7:00p.m. at Westcallaway/Stokta office. REMINDER: THIS IS PRIVATE PROPERTY. DEEDED HOMEOWNERS ONLY, NO GUESTS NO PETS PLEASE.

For more information regarding our community, please visit our website at www.diablosouthhoa.org.