

# Common Development Management Inc

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**DIABLO SOUTH HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**THURSDAY, MARCH 29, 2012 at 7:00pm**  
**Westcallaway/Stokta 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**  
**Pleasant Hill, CA**  
**AGENDA**

7:00p.m.

## **CALL TO ORDER**

**APPROVAL OF MINUTES:** January 26, 2012 Meeting Minutes/Executive Meeting Minutes.

### **TREASURER'S REPORT:-**

Financial Statements ending January 31, 2012 & February 29, 2012 to be approved if available.

### **DELINQUENCY**

### **MANAGEMENT REPORT:**

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

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

**11-10-1 TERMITE REPORT/REPAIRS#49:** Management provided termite report repairs proposal from S/T const at a cost of \$18,712.00 and Cal Bay Builders at a cost of \$19,540.00, and Sykes Const at a cost of \$16,734.00 & Justice Const \$17,850.00 (ITEM TABLED)

**01-12-2 PHASE 11 BUILDING 9 SIDING REPAIRS:** MSC to approve Schryer/Thompson Const bid at a cost of \$132,922.00 to repair building 9 siding subject to terms and condition to be finalized prior to signing actual agreement and to have the association Attorney review. Scheduled start date if April 1, 2012. (ITEM OPEN)

**01-12-3 CONCRETE PROPSOAL:** Management provided the board with two concrete bids: Schryer/Thompson Const at a cost of \$9,630.00 and Pacific Surfacing at a cost of \$8,938.00. Board approved Pacific Surfacing Proposal and provided revised bid with both contractors and business license numbers. (ITEM OPEN)

**01-12-4 LIGHTING BY #29:** MSC to approve CDMaintenance to install battery operated photo cell light by #29 and prior to installing to clarify if photo cell light can be attached to the upper corner section of the building. This has been completed. (ITEM TO BE CLOSED)

### **NEW BUSINESS:**

- Board approved the landscape company to repair backflow device by #44/45 not to exceed \$300.00. Repairs were completed and there is addl repairs needed and attached is the following proposals: Roto Rooter \$1,275.00, the landscape company \$975.00 and Littlejohn plumbing \$820.00. **Board Approved Littlejohn Plumbing per 3-20 email from Sheila**
- Board approved slab leak repairs to #45 at a cost of \$4,900.00 Roto Rooter and Schryer/Thompson Const attended to sheetrock repairs \$4,000.00. (ITEM TO BE CLOSED)
- Board to approve Reserve Analysis third year update and for site inspection to be in compliance with Civil Code at a cost of \$900.00.
- For the Board to review landscape proposals: 1-aeration \$250.00 & planting \$3,225.00

7:30p.m.

**ADJOURNMENT to go into executive session to discuss the following: Open forum will be held.**

**NEXT MEETING:** THURSDAY, May 31, 2012 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](http://www.diablosouthhoa.org).*