

Common Development Management Inc

DIABLO SOUTH HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

THURSDAY, MARCH 27, 2014 at 7:00pm

Pleasant Hill, CA

AGENDA

**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**

7:00p/m.

CALL TO ORDER

APPROVAL OF MINUTES: January 30, 2014 Meeting Minutes.

TREASURER'S REPORT:-

Financial Statements ending January 31, 2014 through February 28, 2014 to be approved if available.

DELINQUENCY:

MANAGEMENT REPORT:

03-13-4 BLDG TWO-THREE SIDING REPAIRS: MSC to approve Sykes Const bid at a cost of cost of \$196,628.00, Painting one coat at a cost of \$18,333.00. (ITEM OPEN)

01-14-5 TREE BID #19: Management provided the board with bid from landscaper at a cost of \$325.00 to be removed. When Sykes Const is on site performing siding repairs to communicate with landscaper to move section of fence to get to the tree to be removed properly. (ITEM OPEN)

NEW BUSINESS:

- 1. Approve:** Slab Leak Repairs #48 & Roto Rooter along with Schryer Thompson to repair.
- 2. Approve:** Gutter repair #18 All Seasons Roofing at a cost of \$1200.00.
- 3. Approve:** Roto Rooter Slab Leak Repairs #48 at a cost of \$4,900.00 & Approve S/T interior repairs time and material.
- 4. Approve:** Mailbox replacement section provided by Roberts Enterprises and Cousins locksmith. Board approved Cousins locksmith at a cost of \$710.00
- 5. Skykes Const change order \$7,756.82 & Write up. Addl discussion for change orders if necessary.**
- 6. Approve:** landscape annual irrigation repairs \$733.00 & \$550.00
- 7. Approve:** Reserve Analysis annual study at a cost of \$450.00

7:30p.m. ADJOURNMENT to go into open forum. NEXT MEETING: THURSDAY, May 29, 2014 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.