

Common Development Management Inc

DIABLO SOUTH HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

THURSDAY, JULY 31, 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: May 29, 2014 Meeting Minutes.

TREASURER'S REPORT:-

Financial Statements ending May 31, 2014 through June 30, 2014 to be approved if available. **Approval** to request for a \$40,000 transfer from operating cash to cash reserves for the 2014/2015 fiscal year. **Approval** of 2014/15 Operating Budget.

DELINQUENCY: APPROVAL to proceed with collections ASAP #13-06034

MANAGEMENT REPORT:

05-14-2 SYKES CONST CHANGE ORDERS: MSC approving change orders 4 through 12 as follows: #4, \$1,756.01 bldg 3 units 16-27. #5, \$2,890.00, Bldg2 entry landing unit#12. #6, \$782.84 bldg 3 units 17-27. #7, \$2,890.00 bldg 2 unit #14 part of termite treatment. #8, \$1,339.84, Bldg 2, unit#14. #9, \$3,832.59, Bldg 2. Greater Bay Area Termite treatment for unit#14, \$1,500. #10, \$2,890.00 Bldg 3 entry landing Unit 20. #11, \$1,713.60, Bldg 3 repair fencing for tree removal unit#19. #12, \$3,832.59, Bldg3. (ITEM OPEN)

05-14-3 LANDSCAPE COMPANY: MSC to approve the following: tree removal by #57, \$125.00. Lawn aeration, \$275.00. Tree removal by #15, \$950.00 and #19, \$1,100.00. Repair trip hazard to the right of garage #45, \$750.00. Tree removal by #31, \$950.00, \$150.00 stump & grind. Irrigation valve, \$425.00 (ITEM OPEN)

05-14-5 FOUNDATION BY UNITS 15/16: MSC to approve Ned Clyde's Const bid at a cost of \$42,200.00 to secure foundation and improve drainage by units 15/16 as a result of exterior bldg separation. ESR submitted a bid at a cost of \$53,887.00 to secure the foundation and improve drainage. (ITEM OPEN)

NEW BUSINESS:

1. **Approval:** Sykes Const change order #13 replace post \$1,295.00
2. **Approval:** Algae Busters to make the necessary repairs to be in compliance with environmental health dept as provided to the board via email 6/23.
3. Board to discuss LED bulbs & #50 requesting brighter lights garage area
4. **Approval:** Irrigation wires to be covered to be in compliance with Environmental Health Dept. Not approved, the landscape Company bid \$550.00, **Approved:** Current Electric \$497.50.
5. **Approval:** Sykes Const change order #14-paint bldg 2/3 \$18,833.00 one coat as outlined in March 2013 minutes as part of the siding repairs contract.
6. **Approval:** #40 Slab leak Repairs to all Roto Rooter \$4,900.00 and Sykes Const for interior repairs at a cost of \$2,725.00. Total amount \$7,625.00.

7:30p.m. **ADJOURNMENT to go into open forum/Executive Session to discuss collections.**

NEXT MEETING: THURSDAY, September 25, 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.