

Common Development Management Inc

DIABLO SOUTH HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

THURSDAY, SEPTEMBER 25, 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 (Executive hearing #65 Regarding parking)

VOTING OF OFFICERS: by acclamation appointing incumbents board members Victoria Defelice and Nicole Scheer as no one returned candidate resume to be named on election ballot for two year term.

APPROVAL OF MINUTES: July 31, 2014 Meeting Minutes.

TREASURER'S REPORT:-

Financial Statements ending July 30, 2014 & August 31, 2014 to be approved if available.

DELINQUENCY:

MANAGEMENT REPORT:

05-14-3 THE LANDSCAPE COMPANY: MSC to repair trip hazard to the right of garage #45, \$750.00 to be attended to at a later date. (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. Scheduled for repairs week of August 1, 2014. (ITEM OPEN)

06-14-1 PAINTING OF BLDG 2/3: MSC to approve Sykes Const to paint building 2/3 at a cost of \$18,833.00 as part of phase III siding replacement. (ITEM OPEN)

NEW BUSINESS:

1. **Approval: #24** Architectural application to replace windows.
2. **Approved Storm drain retaining wall:** The landscape bid at a cost of \$450.00
3. **Tree Removal #9:** The landscape company bid to remove including stump grinding \$1,350.00 or removal only, \$1,200.00. Mgmt to obtain tree trimming bids from other tree companies.
4. **Approved Spigot Capping:** CDMaintenance provided cost to attend to 9 spigots not to exceed \$585.00
5. **Approved:** Sykes Const bid for repairs exterior wall and gate #39-#48 \$2,572.00, (\$2,072.00 discount)
6. **Approved:** Exterior Repairs #15/16 Sykes at a cost of \$18,785.26 & \$11,202.00 interior repairs #15.
7. **Board to review:** Atty Response regarding portable A/C units attached to windows. Mgmt sent owner to have the A/C unit removed.
8. **Board to review:** The landscape Care irrigation cost \$1,252.00
9. **Architectural Application #4:** A/C Unit to be installed in window temporarily. Not Approved

7:30p.m. ADJOURNMENT to go into open forum.

NEXT MEETING: THURSDAY, November 27, 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.