

Common Development Management Inc

**DIABLO SOUTH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 26, 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: November 17, 2011 Meeting Minutes/Executive Meeting Minutes.

TREASURER'S REPORT:-

Financial Statements ending November 30, 2011 & December 31, 2011 to be approved if available.

DELINQUENCY: Board to discuss how to pursue ASAP#11-05292,(Executive session) &MSC to pursue personal obligation per email received 1/10/12 #09-06535, & 07-05131 (pending approval)

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)

NEW BUSINESS:

- Board approved to make irrigation repairs not to exceed \$875.00
- Board approved to have splitted trees at the entrance way removed at a cost of \$1,680.00 to be attended to Saturday 11/5.
- Common Area Lighting issues - Dark spots
- Bids for sidewalk concrete repairs

7:30p.m. ADJOURNMENT to go into executive session to discuss the following: No Open forum will be held.

- ASAP #11-05292 Legal Action
- Approved S/T bid proposal for Building 9 \$132,922.00 with condition to review final agreement to discuss material cost and labor rates.
- Air Conditioning Hook Ups for the Bldg 9 Siding Project
- S/T Concrete Repairs \$9,630.00 & Pacific Surfacing \$8,938.00. only able to obtain two quotes.

NEXT MEETING: THURSDAY, March 22, 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.