

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – July 11, 2017

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by Gary Colliver, President at 6:04 p.m.. Joe Topper, the Property Manager, and all directors were present.

2. Proof of Notice of Meeting:

Agenda as emailed to the BOD, posted--at the mailboxes, and on the <http://www.adchoanewsdesk.info> website—on July 5, 2017.

3. Welcome Guest Members

No guest were present

4. Additions/changes to the agenda

No additions or changes to the agenda

B. Owner Comments & Letters:

Received an inquiry from Ginger Van Meter, owner of unit 32, regarding minor repairs in the patio area. It was determined by the BOD that the slider door and outlet, while in a common area are the exclusive use and responsibility of the owner. Joe was directed to report the boards findings to the Van Meters.

C. Review & Acceptance of June 13, 2017, Minutes

Corrections were made to D.2.c and E.1. Pat moved to accept the minutes as corrected. The motion was seconded by Harry. A vote to approve was made by three directors, with two directors abstaining.

D. Financial Reports

1. Review Financial Reports

Joe Topper presented the Profit & Loss YTD, Balance Sheet, and Budget vs Actual reports

2. Treasurer's Report

a. Harry Steed, Treasurer, gave a detailed report regarding the Bank statement and current balances. As of 6/30/17 the Checking (Operating Account) had a balance of 33,423.72. The Savings (Reserves Account) had a balance of 92,239.19.

b. The regular reserves allotment of 2,300.00 was transferred from checking to savings.

c. Financial Review

Still waiting to hear from firms.

d. MPUD

Water use has doubled. A slated rate increase (of \$1.75 per dwelling for tier one users) by MPUD began on 07/01/17. We can expect to see a \$43.75 increase to next month's bill.

Records are available for review by membership by appointment

E. Committee Reports

1. Scope of Work Committee

Letter received from Roberta Standen. Pat moved that we respond by requesting the joint owner to give 100% responsibility and liability for the structure to ACD HOA, as well as easement to the adjoining property for repairs and maintenance in exchange for ACD's cooperation on the future easement to California Equity Corporation's lot at the rear of the ACD complex, subject to County and other Government agency approval. The motion was seconded by Carolyn and the vote to accept was unanimous. Joe was direct to draft a letter of response.

2. Audit Committee

Carolyn will approach Luis Mercado (unit 25) again about serving. If so than Carolyn, Gary and Luis will complete the 2016 audit.

F. Reserves Study Recommendations 2013-16

1. Driveway/Parking asphalt

A bid was received from California Paving Company. Awaiting a second bid. Harry pointed out the asphalt bid does not include the concrete curb repair. The board viewed the site after the business at hand. The BOD decided to ask the paving company to remove a few more feet of the curb beyond the damaged area. When the asphalt work is completed the BOD will seek bids for the cement work, reangling the curb to decrease the amount of concrete needed and widen the easement to the rear of the parking lot.

2. Gutters: Completed

3. Monument: tabled

4. Tree trim removal: Completed

5. Exterior lighting: Completed

6. Pool filter/transformer: Completed

7. Arbors x 6: tabled

8. Pergola – see E.1

9. Paint patio yard fences: new coat not needed at this time

10. Paint wood trim & fascia repair – See May minutes concerning arbors

G. Old Business

1. Maintenance grounds review

Accumulation of dead leaves behind units 11 & 12, bush need to be trimmed away from #32's air conditions, shrubs need to be trimmed away from fire extinguisher between #27 & 28.

Pool skimmer net needs replacing, Harry reported that the pool's liquid chlorine pump is working intermittently. Pine Ridge Pool Service has installed a tablet dispenser in the pump to resolve the issue, accounting for the \$75 increase to the June bill.

2. Unit # 30 repairs

Pending Jesse Tanton's schedule

3. Reserves Study 2017

Walla's onsite review is pending.

5. Roof leaks:

Roof leaks on units 11, 17, 19 & 28 pending Jesse Tanton's schedule

6. Leaky faucets

Leaks have been noted at units 28, 33, and 17. Waiting for more plumbing issues to make these repairs cost effective.

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H New Business

No new business

Next Regular Board of Directors meeting: **Tuesday, August 8, 2017, 6:00pm unit 16**

I. Adjournment of Meeting:

The BOD viewed and discussed the repair to the curb in front of unit 27 before adjourning at 8:10 p.m.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Diana Terra". The signature is written in a cursive style and is positioned above a horizontal line.

Diana Terra
ACD/HOA Secretary