

# ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION

## Board of Directors Meeting – November 14, 2017

### A. Opening Meeting

#### 1. Determination of Quorum

The meeting was called to order by Carolyn Coder, Vice President, at 6:04 p.m. Joe Topper, Property Manager, and all directors except for the vacant seat were present.

#### 2. Proof of Notice of Meeting:

Agenda was emailed to the BOD, posted at the mailboxes, and posted on the website November 8, 2017.

#### 3. Welcome Guest Members

No guest

#### 4. Additions/changes to the agenda

No additions or changes to the agenda

### B. Owner Comments & Letters:

Unit 14 reported to Harry that their water heater door was sticking. Joe reported that the owner was able to resolve the problem. The tenant of Unit 1 asked if renters can attend BOD meetings. It was noted that this renter has handyman experience and solar energy background. It was determined that the By Laws do not exclude non-members from attending BOD meetings.

### C. Review & Acceptance of October 2017, Minutes

Pat moved to accept the 10/10/17, BOD meeting minutes as amended. The motion was seconded by Harry and approved unanimously. Harry moved to accept the 10/14/17, Special Member meeting minutes as presented. The motion was seconded by Pat and approved unanimously.

### 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, reported that as of October 31, 2017, the *Checking* account had a balance of \$25,116.98 and the *Savings* account had a balance of \$101,455.65.
- b. The regular reserves allotment of 2,300.00 was transferred from checking to savings.

#### c. Financial Review

Still waiting to hear from firms. Harry has made several phone calls.

#### d. MPUD

Harry reported that water main 55 used 43,000 gallons more this period

#### 3. Preliminary Projected Budget

Harry and Joe presented a final draft of the 2018 Budget Proposal. Diana moved to approve the 2018 Budget as presented. Pat seconded the motion and it was approved unanimously. *The 2018 Adopted Budget was posted to the documents page Website 10-16-17 for members to view.*

***Financial records are available for membership to review by appointment***

## **E. Committee Reports**

### ***Audit Committee***

The audit committee has not had a meeting to report on yet.

## **F. Reserves Study Recommendations 2017-18**

### **1. Sagging substructure, car port 17-20, 27 & 28**

Diana moved to hire Rodger Stevens to look at the carport to determine what needs to be done. Harry seconded the motion which was unanimously accepted.

**2. Development Name Monument:** tabled

**3. Entrance Pillars:** tabled

**4. Landscape Intermatic, low bolt lighting:** tabled

**5. Paint Carports:** tabled

**6. Paint wood fences:** tabled

## **G. Old Business**

### **1. Maintenance Grounds Review**

Carolyn reported a light out by the pool.

### **2. Unit # 30 repairs**

Completed

### **3. Roof leaks**

Jesse repaired all but unit 11. He also cleaned all the gutters

### **4. Leaky faucets**

Leaks have been noted at units 28, 33, 13 and 17. Waiting for more plumbing issues to make these repairs cost effective.

### **5. Special Meeting of Membership:**

Minutes reviewed and accepted

### **6. Termite Inspection**

In progress

### **7. Leaking backflow valve by unit 1**

Lotus has ordered the kit and estimates that the repair will be completed on Saturday

### **8. Damaged sidewalk section by units 27-28**

Joe will ask Casey for an estimate of tearing out and pouring a new slab

### **9. Pergola**

Pat moved to hire Roger Stevens to engineer the structural repairs for the pergola. The motion was seconded by Harry and approved unanimously. Issues to address with Roger Stevens and Roberta Standen: (a) engineer drainage and finish earth grade in such a way so that there will not be an opportunity for earth erosion to come into contact with wooden structural components, (b) remove and replace wooden structural components that have fungus damage, (c)

remove the roof tiles and stack them on pallets near the rear of the pool area, (d) replace the roof tiles with composition asphalt roofing (color and design to be chosen by the BOD), and € if the current structure design is not adequate, provide a plan to modify the structure as necessary.

**10. Arbors**

Pending Casey's schedule

**11. Handyman research**

Harry to make calls

**12. Cal Paving**

Joe has called every four days. Still holding final payment until entryway painting is completed

**13. Fungus Damage**

The second estimate to include treating the cause of the damage, as well as, repairing and painting has not been received yet.

**H New Business**

**1. Appointment of Director**

Have not found a member to appoint to the board vacancy. Pat Fithian stated that she will be resigning her post in January. Joe was directed to include a plea in the annual mailing addressing the need for two board vacancies to be filled.

**2. Next Regular Board of Directors meeting:**

*Tuesday, January 9, 2018, 6:00 pm, unit #16*

**I. Adjournment of Meeting:**

The meeting was adjourned at 7:19 p.m.

Respectfully Submitted,



Diana Terra

ACD/HOA Secretary