

ACUERDO CON DIOS - HOMEOWNERS ASSOCIATION Board of Directors Meeting - September 12, 2017

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by Gary Colliver, President at 6:16 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 posted on the website September 7, 2017.

3. Welcome Guest Members

No guest

4, Additions/changes to the agenda

No additions or changes to the agenda

B. Owner Comments & Letters:

Carolyn reported that a member made a verbal request to replace the door on their upstairs deck with a windowless door. The BOD indicated that the owner may do so, as long as, the new door and paint reasonably matches the architectural design of the existing door. The BOD further indicated that the owner should submit their request in writing so that there is documentation on file.

C. Review & Acceptance of August 8, 2017, Minutes

Carolyn moved to accept the minutes as written. 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

Joe stated that he plans to separate Checking from Savings into two separate Financial Reports beginning in January

2. Treasurer's Report

a. Harry Steed, Treasurer, reported that as of August 31, 2017, the *Checking* account had a balance of \$35,608.44 and the *Savings* account had a balance of \$96,847.29.

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 reported that the last best estimates he received were at \$6,000.00.

d. MPUD

Statements indicated a \$150.00 unpaid balance from the previous month. Harry will discuss with MPUD. No significant change in water usage.

3. Preliminary Projected Budget

Harry presented a projected budget for 2018. Based on researched estimates and averaged operating cost, BalTY recommends no change in BOA assessments for 2018. The board discussed budgeting 1/3 of the cost of the 2020 Reserves Analysis Study yearly (\$500 possibly moved from Contingency fund, line 44, to Reserves Study, line 24)

*Projected Budget posted to the documents page Website 9-13-17 for members to peruse
Records are available for review by membership by appointment*

No members have stepped forward to serve

F. Reserves Study Recommendations 2013-16

1. Driveway/Parking asphalt

Crack fill completed on 9-1-17, Seal coat and Stripping completed 9-6-17. Concrete curb needs to be replaced. The BOD directed Joe to request an estimate from Casey. There was a discussion concerning the stump for the tree that caused the damage near the front of unit 27 and the possible insect attraction. There are several stumps on the property from tree removal. Carolyn volunteered to investigate stump hygiene.

2. Gutters:

At the last gutter cleaning Casey indicated that he is not available to clean the high gutters in the future, but may be willing to clean the lower gutters. Joe will look for a new gutter cleaner.

There was discussion of installing foam or some other leaf guard to the gutters. It was suggested that we seek the recommendation of a Gutter Installation Contractor. Carolyn stated that if we install leaf guards, the gutters could be cleaned at the same time by the installer.

3. Monument: tabled

4. Tree trim removal: Completed

5. Exterior lighting: Completed

6. Pool filter/transformer:

Ash from fires continues to be a problem. It may mean replacing the filters sooner than usual.

7. Arbors x 6: Joe was directed to obtain a bid for repair and repainting from Casey. There was a discussion of replacing the lattice. Research is needed on current cost of lattice.

8. Pergola – Harry mentioned that the pergola continues to be used and expressed concern for liability as the engineer declared it unsafe due to the weight of the tile roof. As Roberta Standen, the co-owner, indicated that ACD is welcomed to all of the tile, Harry suggested that removing the tile would eliminate the liability issue. There was discussion of attaching tarp to the trusses for temporary protection of the deck. It was further mentioned that the tile removal is a two man job. The BOD approved the project.

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

10. Paint wood trim & fascia repair – Completed

G. Old Business

1. Maintenance grounds review

Diana reported that a light was out by the steps between units 14 and 15.

2. Unit # 30 repairs

Joe to look for another repair person if Jesse Tanton is still unavailable

3. Reserves Study 2017

Walla indicated that they will complete the onsite inspection this week and have the report ready by the end of the month.

4. Roof leaks:

Roof leaks on units 11, 17, 19 & 28 Joe to look for another repair person if Jesse Tanton is still unavailable

5. Leaky faucets

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

6. Traveler's Insurance Policy: paid in full

7. Special Meeting of Membership:

Scheduled for October 14, 2017, at the Methodist Church Hall, to discuss the future of the pergola. Joe drafted a meeting notice and emailed it to Gary for review. Gary made some editing suggestions. The draft included three options and their estimated costs. The options included restoration to original, repair with modification of roof, and removal. The meeting notice also discussed special assessment costs to fund the work. Carolyn suggested that

the notice mention that usage of the lawn area in front of units 27, 32, 33, & 34 may be lost in the future and that the pergola and pool area may be the only gathering space for members. Joe will edit and email a final copy to all of the BOD's for approval before mailing to the membership later this week.

8. Patio Fences

At Gary's request, the board read and considered the CCR language for managing and maintaining

common area 5.3.1. It was the decision of the board that in the sentence:

"Such maintenance of the common area shall not include maintaining any non-structural portions of the Patio Exclusive Easement Common Areas," that 'non-structural portions' refers to patio fences. The board maintains that repair and replacement of wooden fences and gates is owner responsibility. The association, however, will continue to paint the outside of fences and gates to insure architectural conformity.

H New Business

- 1. Termite Inspection:** Joe requested an estimate for inspection of the entire complex. An estimate has not been received. Joe will re-contact the contractor.
- 2. Next Regular Board of Directors meeting:**
Tuesday, October 10, 2017, 6:00pm unit 16

I. Adjournment of Meeting:

Pat made a motion to adjourn and Carolyn seconded the motion. The meeting was adjourned at 8:22 p.m.

Respectfully Submitted,



Diana Terra
ACD/HOA Secretary