

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION Special Membership Meeting – October 14, 2017

A. Determination of Quorum

Joe Topper, Property Manager, and 10 members were present: Mary Ann Bryant (1), Diana Terra (16), Harry and Ann Steed (17), Richard Hall (18), Jamie and Wes Faulkner (24), Luis Mercado (25), Pat Fithian (26), Bill and Connie Bulfer (28), Carolyn Coder (30), and Ginger Van Meter (32). In addition, eight members voted by proxy: Lana Barnett (4), Jack and Carole Mueller (11/12), Kathleena Jost (19), Ron Hiatt (20), Laura Le Messurier (23), and Shirley Kirby (29).

B. Opening of Meeting

The meeting was opened by Carolyn Coder, Vice President, at 10:01 a.m. Introductions were made. Carolyn announced that Gary Colliver, President, sold his property and is no longer a member. An appeal was made to the membership for someone to step forward and serve as a director.

C. Pergola

Carolyn reviewed the ballot options mailed to the membership with the meeting notice. Diana reviewed the ownership history of the pergola and adjoining lot (south of creek). Harry reviewed the current allotment for Pergola maintenance/repair in the Reserves Account. He explained that we can borrow against other reserves items but by law we would have to pay the borrowed amount back within a one-year period. Joe reviewed the Verbal Proposal Estimates presented by Roberta Standen at the October 10th BOD meeting.

ACD Ballot and Standen Estimates attached to these minutes

Discussion followed including Standen's request for future cooperation on easement to the back lot. Carolyn shared that the grass area in front of unit 26 and units 32-34 may be lost as a gathering area in the future and the pergola may be the only available common area gathering place.

D. Vote

Carolyn called for a vote of the membership. Votes were counted by Diana Terra, Secretary. The count was verified by Ginger Van Meter and Luis Mercado. Diana reported the voting results as follows:

option A = 0
option B = 12
option C = 6

E. Next Steps

The BOD will work with the Standen's to obtain engineering plans, permit costs, and contractor estimates. The membership will be notified of probable actual costs when obtained. If the total actual cost estimate exceeds the "Approximate Additional Cost" presented in the letter accompanying the ballot and would therefore increase the special assessment levied, the BOD would call for another vote of the membership.

F. Adjournment of Meeting:

The meeting was adjourned at 10:48

Respectfully Submitted,



Diana Terra
ACD/HOA Secretary

Acuerdo Con Dios Homeowners Association

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September 14, 2017

To all Homeowners;

For some time now, the Association Board has been investigating the matter of the "Pergola", or covered deck by the swimming pool. The situation is that some of the wood structural members were found to have fungus damage. A licensed pest control company was contacted and their recommendation was to replace the damaged members. A licensed building contractor indicated that the structure, in his opinion, was unsafe, that it has an obvious lean to it and he recommended that it not be used until it was either repaired or that it be removed. A licensed engineer was consulted and his opinion was that, in addition to the fungal damage, the cross-bracing of the roof was inadequate for the weight of the tile roof and it was unsafe; if we wanted to rebuild the structure, he could provide a set of engineered plans at an expense of about \$3,500.00.

It is now time for the membership to officially choose, by majority vote from the three options below, the direction in which they want the Board to proceed. We have \$4,000.00 set aside for the Pergola now.

- A. Have plans drawn to remove the roof and replace the fungus damaged beams supporting the deck, have the plans approved by the county and a building permit issued, and have the structure re-built. Approximate additional cost: \$21,000.00,
- B. Have plans drawn to modify the structure by removing the solid roof, install a framework so that a tarp/covering can be installed in the warmer, sunnier periods of the year, and repair the deck's structural beams, have the plans approved by the county and a building permit issued, and the deck modified and repaired. Approximate additional cost: \$13,000.00
- C. Remove the covered deck entirely. Approximate additional cost: \$1,000.00.

If plan A is chosen: A special assessment paid by each unit in the amount of \$840.00 to be paid by increasing the monthly assessment by \$70.00 per month for one year.

If plan B is chosen: A special assessment paid by each unit in the amount of \$440.00 to be paid by increasing the monthly assessment by \$36.67 per month for one year.

If plan C is chosen: A special assessment paid by each unit in the amount of \$40.00 to be paid by increasing the monthly assessment by \$3.33 per month for one year.

These costs are based upon our Association paying all of the costs of repair or removal, however, we only own to the center of the creek. The owner of the other side of the creek has agreed to cooperation with our decision as to what to do with the structure. If the owner of the land on the other side agrees to pay for a portion of the cost of the repair or removal, then the above estimates would be reduced accordingly.

Verbal Proposal - Estimate

San
Net
Writing

- 10/10/17
- HOA - Creek Crossway -
 - 1. Tear Down - Stack-Monier tile
TAKE AWAY - material/clean up.
- plus cost of landscape creek - \$ 3,000
 - 2. Fix - rebuild as built ^{if desired} \$ 10,000
make it up to code - wall off S. side
if permit is required no access -
 - 3. Redesign - Build New -
Budget Estimate - \$ 20,000
(Depends on design)

- #2. Pay 50% of Cost - Actual
- above
- 3. " " " "

+ deed necessary Property - and
built no access to lot
no reciprocal access - exclusive easement

Pergola - This item was moved forward on the agenda out of respect for Roberta's time. Roberta Standen, co-owner of the Pergola, presented proposals for ACD to consider with cost estimates made by her son Paul, a licensed contractor. Ms. Standen stated that California Equity Corporation is willing to pay for 50% of the actual cost of the proposal that is accepted.

1. tear down the structure, stack Monier tile, take away material, and clean up. Plus improve landscaping along the creek banks to conceal any scar - estimated at \$3,000. ACD would be granted all of the removed tiles.
2. repair as built bringing it up to code. Replace roofing material or remove roof and wall off south side. Includes a lot line adjustment with deeded exclusive easement for use and maintenance, as well as, permits and engineering reports - estimated at \$10,000.
3. redesign and build new, including a lot line adjustment with deeded exclusive easement for use and maintenance, permits, and engineering reports - estimated at \$20,000.