

# ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION

## Board of Directors Meeting – August 8, 2017

### A. Opening Meeting

#### 1. Determination of Quorum

The meeting was called to order by Gary Colliver, President at 6:07 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 the website on July 31, 2017.

#### 3. Welcome Guest Members

Roberta Standen was in attendance

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

No additions or changes to the agenda

### B. Owner Comments & Letters:

Gail Spilos, Realtor for Tim and Sheri Bridges submitted a report from Yosemite Pest Control recommending termiticide treatment of Unit 1, as well as replacement of the back patio fence. After much discussion, Harry made a motion to notify the interested party that the fence is not HOA responsibility and that the Board will not move forward on the termiticide until the entire building (units 1-24) is inspected for termite damage, so that all damaged areas can be treated at the same time. Carolyn seconded the motion and it was approved unanimously. Joe stated that he would call to schedule an inspection on the next business day.

### C. Review & Acceptance of June 11, 2017, Minutes

Three corrections were made. Harry moved to accept the minutes as corrected. The motion was seconded by Carolyn and the vote to approve was unanimous.

### 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 July 31, 2017, the *Checking* account had a balance of \$34,015.99 and the *Savings* account had a balance of \$94,543.19.

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

Nothing unusual to report this month

*Records are available for review by membership by appointment*

## **E. Committee Reports**

### **1. Scope of Work Committee**

Roberta Standen reported that she accepted a deed in lieu of foreclosure from Land Smith. California Equity Corporation now has partial ownership of the pergola and full ownership of the adjoining (front) lot and the lot to the rear of the complex (originally phase 3 of the development). Mrs. Standen requested non-contested easement to the rear lot. In exchange, she offered to obtain a lot line adjustment so that the section of the carport on her property would be on ACD's side of the line and cooperation with ACD HOA's plans for the future of the Pergola. Mrs. Standen stated that she has had the front lot surveyed and is willing to draw up a deed giving the entire pergola structure to the HOA. She further stated that she would pay half the cost of demolition or offer some help with the restoration. Mrs. Standen would like to move forward with legal paperwork concerning these issues but needs ACD to make a firm decision on the future of the pergola. Diana made a motion to call a special meeting of the membership regarding the future of the Pergola on October 14<sup>th</sup> at 10 am. Carolyn seconded the motion. The vote to approve was unanimous.

### **2. Audit Committee**

Still waiting to hear from

## **F. Reserves Study Recommendations 2013-16**

### **1. Driveway/Parking asphalt**

Diana made a motion to accept California Paving's bid and ask them to remove the additional curb discussed at the June meeting. Carolyn seconded and the motion was carried unanimously.

### **2. Gutters:** Completed

### **3. Monument:** tabled

### **4. Tree trim removal:** Completed

### **5. Exterior lighting:** Completed

### **6. Pool filter/transformer:**

Ash from the Detwiler was cleaned from the pool. Harry reported that the County Inspector stated that the test kit he has been using for the daily log is not up to County standards. Carolyn believes we need a dpd (diethyl, phenylenediamine) kit.

### **7. Arbors x 6:** Joe was directed to obtain a bid for repainting from Casey

### **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**

Carolyn reported that the light above unit 30's parking stall is out. Harry reported that the backflow device in front of unit 1 is leaking. Joe will call John Loftus who completed the certification.

### **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.

**H New Business**

1. Traveler's Insurance renews in September (information item only)
2. Harry will draft a preliminary budget and have it ready for the September BOD meeting. A copy of the draft will be posted on the website for member viewing.
3. Next Regular Board of Directors meeting:  
**Tuesday, September 12, 2017, 6:00pm unit 16**

**I. Adjournment of Meeting:**

The meeting was adjourned at 8:22 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