

ACUERDO CON DIOS - HOMEOWNERS ASSOCIATION
Board of Directors Meeting - February 13, 2017

A. Open Meeting:

1. **Determination of Quorum:** The meeting was called to order by Diana Terra at 6:05 p.m.. Board Members, Carolyn Coder #30, Gary Colliver - # , Pat Fithiam - #26, Harry Steed - #17 and Dianna Terra - #16 were in attendance. . Joe Topper, the Property Manager was present.
2. **Proof of notice of meeting or waiver of notice:** Notice was posted on February 8, 2017
3. **Welcome Members & Guests:**
4. **Additions to the Agenda?**

B. Owner Comments or Letters: Unregistered vehicle parked on premises and non-functioning Malibu lights at unit #1 sidewalk. Joe will check out lights after meeting (Timer was 4 hours off) Joe will contact owner of unit that has tenants with unregistered vehicle on premises.

C. Review and acceptance of minutes: Dianna Terra made a motion to approve the minutes w/changes. Pat Fithian seconded the motion and the vote to approve the motion was unanimous.

D. Financial Report:

1. **Financial Report** for January 2017 was presented by Joe Topper. The Treasurer, Harry Steed made his financial report. Reserve Accounts: A transfer was made from checking to reserves. Harry gave a detailed report regarding the Bank statement and current balances.
2. **Tax Preparer:** James Eskra or Action Tax out of Bootjack was chosen to prepare the association tax return for the 2016 tax year. Joe and Harry will provide Mr Eskra with the documentation that he needs to prepare the returns.

E. Committee Reports:

1. **Scope of Work Committee:** Pergola Status: Joe Topper spoke with Roberta Standen who owns the phase of ACD nearest the creek and is the note holder for the owner of the phase of ACD across the drainage and which we share the pergola with. She is open to discussion regarding her influence in possibly obtaining some movement with regard to the repair and maintenance of the pergola. A tentative meeting date of March 9th at 6:00 p.m. is being pursued to meet with Ms Standen and her son regarding this matter..

F. Reserves Study Recommendations 2013 - 2016:

1. **Driveway/Parking asphalt crack fill bid:** Wait for this work season.
2. **Gutters:** More gutter work has been assigned to Casey to fix.
3. **Monument Sign:** Tabled
4. **Tree trim/Removal:** The tree trimming work was completed today. A price for removal of two trees has been solicited..
5. **Arbors x 6:** Tabled
6. **Pergola - see E. 1.**

G.

Old Business:

1. **Maintenance Grounds review:**
2. **Unit #30 - one wall finish.** pending
3. **Status of water infiltration #24:** Casey is assigned to remove two bushes that should help the drainage at #24/#25.
4. **Maintenance Contract:** Language revised again.
5. **2017 Reserve Study:** Joe has contacted Wall Services to schedule inspection.
6. **Stucco chip at exterior of #30 near access door:** pending
7. **Bent pin on dumpster.** pending, Joe called trash company
8. **Downspouts/drains:** Casey is assigned job to install pipe under sidewalk at #13. And unclog downspouts.
9. **Roof Leaks: #11, #17, #19 and #28:** Assigned to Jesse Tanton - Contractor
10. **Water issue behind 17-30:** Harry Steed and Mr Bulfer are working on solving a water issue by using sump pumps. Prices are being obtained to install a sump pump behind the building and have sump pumps available for temporary use in other areas of the complex as a cost effective way to solve flooding issues during particularly inclement rainy weather.

H.

New Business:

1. **Annual Member Meeting:** Saturday, April 22, 2017 is the scheduled date for the annual member meeting. The location is being determined. Diana Terra and Harry Steed occupy the two board positions available for election. If you are interested in being nominated by the Board, please contact a Board member as soon as possible.
4. **Schedule next Board Meeting:** Monday, March 13, 2017 at 6:00 p.m. at unit #16.

H.

Adjournment of the Meeting: 8:05p.m.