

ACUERDO CON DIOS - HOMEOWNERS ASSOCIATION
Board of Directors Meeting - January 9, 2017

A. Open Meeting:

1. **Determination of Quorum:** The meeting was called to order by Diana Terra at 6:07 p.m.. Board Members, Gary Colliver - # , Pat Fithiam - #26, Harry Steed - #17 and Dianna Terra - #16 were in attendance. Carolyn Coder -#30 was absent . Joe Topper, the Property Manager was present.. Mr Bulfer - #28 was in attendance.
2. **Proof of notice of meeting or waiver of notice:** Notice was posted on January 5th..
3. **Welcome Members & Guests:**
4. **Additions to the Agenda? None**

B. Owner Comments or Letters: None

- C. Review and acceptance of minutes:** Gary Colliver made a motion to approve the minutes. Pat Fithian seconded the motion and the vote to approve the motion was unanimous.

D. Financial Report:

1. **Financial Report** for November and December 2016 was presented by Joe Topper. The Treasurer, Harry Steed made his financial report. Harry received an accounts receivable report from Joe. Reserve Accounts: The approved transfer was made from checking to reserves. Harry gave a detailed report regarding the Bank statement and current balances.
2. **Tax Issues:** We are shopping for a C.P.A. tax preparer to bid the job.

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. Joe will try to schedule a conversation with Ms Standen and the Board.

F. Reserves Study Recommendations 2013 - 2016:

1. **Driveway/Parking asphalt crack fill bid:** Wait for this work season.
2. **Gutters:** Work completed.
3. **Monument Sign:** Tabled
4. **Tree trim/Removal:** Harry Steed made a motion to accept a bid and Pat Fithian seconded the motion with the vote to approve the motion being unanimous.
5. **Exterior lighting /low voltage:** repaired.
6. **Arbors x 6:** Tabled
8. **Pergola - see E. 1.**

G. Old Business:

1. **Maintenance Grounds review:**
2. **Unit #30 - one wall finish .**
3. **Status of water infiltration #24:** Nothing new.

4. **Maintenance Contract:** Language revised.
5. **2017 Reserve Study:** Joe has contacted Wall Services to schedule inspection.
6. **Stucco chip at exterior of #30 near access door:**
7. **Bent pin on dumpster.**

H. New Business:

1. **Water behind building 17-20 and 27-30:** Mr Bulfer, #28 has volunteered a portable electric pump to evacuate the water buildup behind these buildings during our rainy winter/spring. Discussion was held to determine a course of action to alleviate the flooding problem in this area. Several ideas were put forward and a direction was given. Harry Steed made a motion to have the landscape maintenance contractor install a drywell at the rear of unit #27 to capture the water and determine where the pipe that the downspout dumps into goes to. It is not taking water. Our guess is that it does not daylight to any other drain and simply goes to the ground for recharge under normal rainy conditions.. Pat Fithian seconded the motion and the vote to approve the motion was unanimous.

4. **Schedule next Board Meeting:** Monday, February 13, 2017 at 6:00 p.m. at unit #16.

H. Adjournment of the Meeting: 7:50 p.m.