

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – June 13, 2017

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by Pat Fithian, acting chair in absentia of both President Gary Colliver and Vice President Carolyn Coder, at 6:15 pm.. A quorum of three directors was present – Pat Fithian, Harry Steed, and Diana Terra, as well as, Joe Topper, the Property Manager.

2. Proof of Notice of Meeting:

Agenda as emailed to the BOD on June 1, 2017 and posted at the mailboxes on June 5, 2017

3. Welcome Guest Members

No guest were present

4. Additions/changes to the agenda

Discussion of a website was added to New Business

B. Owner Comments & Letters: None

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

Diana Terra made a motion to accept the minutes as written. Harry Steed seconded the motion and the vote to approve the motion 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, gave a detailed report regarding the Bank statement and

current balances. As of 6/14/17 the Checking (Operating Account) had a balance of 32,962.11.

b. The Savings (Reserves Account) had a balance of 92,255.38. The regular reserves allotment of 2,300.00 was transferred from checking to savings on 5/15/17.

c. Financial Review

Harry has researched the cost, estimated at \$4-5,000, and possible contractors

d. MPUD

Water use has gone up, as expected due to pool use and irrigation. It was noted that the water main that feeds the pool only increased by 200 gallons.

However, two other water mains usages did increase significantly. MPUD billing statements were not received before the due date in May. Joe

will see if MPUD is willing to waive the late charges.

e. June bills and charges

All bills were reviewed and signed by Harry Steed, Treasurer. As a second signer for the accounts was not present, the June payments will be mailed with one signature, only, so that they will be payed on time. Harry stated that he believes the Davis Sterling Act only requires two signatures for reserves expenditures.

E. Committee Reports

1. Scope of Work Committee

Joe Topper presented a draft of a "letter of understanding", regarding a cooperative agreement between ACDHOA and Roberta Standen. The letter concerned the Pergola structure that is jointly owned by ACDHOA and the adjoining property across the creek

2. Audit Committee

No volunteers have come forward

F. Reserves Study Recommendations 2013-16

1. Driveway/Parking asphalt

Everett, Cal Paving is scheduled to come tomorrow to review our needs and prepare a bid for repair, seal coat, and striping. Joe reported that he is also making contact with a Northern California company to obtain a second bid.

2. Gutters: Completed

3. Monument: tabled

4. Tree trim removal: Completed in May

5. Exterior lighting

Two bulbs are out in the Malibu light in front of units 11 & 12, but the sidewalk is adequately lit. One bulb of the Malibu lights at the side of unit 1 is out. The light on the end of the last carport structure was reported to be out. Harry is working on replacements.

6. Pool filter/transformer: work completed

7. Arbors x 6: tabled

8. Pergola – see E.1

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

10. Paint wood trim & fascia repair

The arbor extending from unit 19 to unit 12 needs to be addressed. Harry and Casey Topper, Grounds/Maintenance contractor, will review all of the arbors and report to the BOD at the July meeting.

G. Old Business

1. Maintenance grounds review – No comments

2. Unit # 30 repairs

The access door has been grouted, but needs painting. Joe reported that Jesse Tanton will be available soon to complete this repair and drywall behind toilet.

3. Sump pumps: waiting end of year budget for funding

4. Reserves Study 2017

Joe reported that Walla Services contacted him and that he has sent them the updated reports that were requested. The next step in the process is Walla's onsite review.

5. Roof leaks:

Jesse Tanton has been contacted to address the roof leaks on units 11, 17, 19 & 28

6. Leaky faucets

Leaks have been noted at units 28, 33, and 17. Harry stated that he consulted Palomar Plumbing about the leaky faucet by unit 17 and was told that the faucet may need to be updated and replaced.

H New Business

1. Website

Diana Terra, Secretary, reported that she is working on an informational website, at her cost, to improve communication with members at large. The plan is to post

agendas, minutes and pertinent news.

2. Next Regular Board of Directors meeting: Tuesday, July 11, 2017, at 6:00pm in
unit 16

I. Adjournment of Meeting: 6:57 pm

Respectfully Submitted,

 Diana Terra 7-12-17

Diana Terra
ACD/HOA Secretary