

**Draft**  
**ACUERDO CON DIOS - HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting - March 13, 2017**

**A. Open Meeting:**

1. **Determination of Quorum:** The meeting was called to order by Diana Terra at 6:08 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 March 8, 2017
3. **Welcome Members & Guests:** None
4. **Additions to the Agenda:** None

**B. Owner Comments or Letters:** Light at end of farthest carport needs attention.

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

**D. Financial Report:**

1. **Financial Report** for February 2017 was presented by Joe Topper. The Treasurer, Harry Steed made his financial report. Reserve Accounts: Transfers were made by Harry Steed from the Reserve to the operating account to reimburse the operating account for reserve expenditures. Regular transfers were also made from checking to reserves. Harry gave a detailed report regarding the Bank statement and current checking and savings account balances.
2. **Taxes:** The Federal and State tax returns for the 2016 tax year were prepared and submitted.

**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. Ms Standen was scheduled to attend this meeting, however, she was unable to attend. We will re-schedule.

**F. Reserves Study Recommendations 2013 - 2016: Tabled until April, 2017.**

**G. Old Business:**

1. **Maintenance Grounds review:** Good
2. **Unit #30 - one wall finish:** pending
3. **Status of water infiltration #24:** Completed. Concrete at #13 drain.
4. **Maintenance Contract:** Completed.
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:** Completed.

9. **Roof Leaks: #11, #17, #19 and #28:** Assigned to Jesse Tanton - Contractor  
#11 - Chimney area, #17, Chimney area, #19 Chimney and up bath ceiling, #28 loft br
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.
11. **Asphalt:** Joe will begin obtaining bids for asphalt work in May/June.
12. **Trees:** Joe will obtain a bid for each of the two remaining problem trees.
13. **Annual Meeting: April 22, 2017, 10:00 a.m. at the Methodist Church Hall.**

**H. New Business:**

1. **Send out notices for annual meeting. The Board nominates Diana Terra and Harry Steed for election to the Board, Members may nominate other candidates at the annual Meeting.**
2. **Schedule next Board Meeting: Monday, April 10, 2017 at 6:00 p.m. at unit #16.**

**I. Adjournment of the Meeting: 6:55 p.m.**