

Draft
ACUERDO CON DIOS - HOMEOWNERS ASSOCIATION
Board of Directors Meeting - May 8, 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 - #13 , 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 June 1, 2017
3. **Welcome Members & Guests:** None
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. Carolyn Coder seconded the motion and the vote to approve the motion was unanimous.

D. Financial Report:

1. **Financial Report** for April 2017 was presented by Joe Topper. The Treasurer, Harry Steed made his financial report. Reserve Accounts: Regular transfers were made by Harry Steed from the Reserve to the operating account. Harry gave a detailed report regarding the Bank statement and current checking and savings account balances.
2. **Financial Review:** Harry Steed is researching different agencies to provide a review.

E. Committee Reports:

1. **Scope of Work Committee:** Pergola Status: There was a discussion regarding what the ACDHOA wanted to do with the covered bridge/deck and how the ACDHOA might cooperate with Roberta Standen regarding a cooperative effort should she reacquire the property on the other side of the bridge. Joe will draft a cooperative letter to be sent to Ms Standen regarding this issue.

F. Reserves Study Recommendations:

1. **Driveway/asphalt work:** Were waiting until after tree work to provide accurate bid.
2. **Gutters - cleaning and repair work completed.**
3. **Monument - tabled**
4. **Tree/trimming and removal:** According to contractor schedule.
5. **Exterior lighting - Completed.**
6. **Pool filter/transformer - work completed.**
7. **Arbors x 6: tabled**
8. **Pergola: See E.1..**
9. **Paint patio fences - new coat not needed at this time.**
10. **Paint wood trim & fascia repair - completed**

G. Old Business:

- 1. Maintenance Grounds review:**
 - A. Ann member meeting: light bulb in front #4 - Done**
 - B. Ann member meeting: common area lamp replacement - Done**
- 2. Unit #30 - one wall finish and drywall behind toilet.. pending Jesse Tanton**
- 3. Sump pumps: waiting to end of year budget for funding.**
- 4. Reserve Study for 2017 pending.**
- 5. Status of roof water infiltration #11, 17, 19 & 28: Jesse Tanton**
- 6. Undercut of river off of property. Look at after meeting.**
- 7. Ann member meeting: leaky faucet #28, #33 & #17 accumulate for list.**

H. New Business:

- 1. Election of Officers: The slate for Board officers as nominated were as follows: Gary Colliver - President, Dianna Terra - Secretary, Carolyn Coder Vice-President, and Harry Steed - Treasurer. A motion was made by Pat Fithian to elect the slate of officers for the 2017-2018 period and the motion was seconded by Harry Steed, The vote to elect the slate of officers was unanimous.**
- 2. Next Regular Board Meeting: Tuesday, June 13, 2017 at 6:00 p.m. at unit #16.**

I. Adjournment of the Meeting: 7:02 p.m.