

ACUERDO CON DIOS - HOMEOWNERS ASSOCIATION
Annual Membership Meeting
April 21, 2018

A. Determination of Quorum

Eleven members were in attendance and five members were present by proxy (sign in sheet attached). Joe Topper, Property Manager was also present.

The meeting was called to order by Carolyn Coder at 10:00 a.m.

B. Proof of Meeting Notice

Agenda posted on the Website and mailed to membership 3-20-18

C. Member Comments

Introductions were made

Jeannette DeWorken asked if there were members who would like to seek a group rate for window and sliding glass door replacement. She also mentioned a website that offers assistance to owners for energy efficient window upgrades.

Jamie Faulkner reported on plans to repair their patio fence

D. 2017 Annual Meeting Minutes

Diana read the 2017 minutes. Chris Thorpe made a motion to approve the minutes as written. The motion was seconded by Jamie Faulkner and approved unanimously.

E. Financial Report

Harry presented the March 31, 2018, Financial Report, as well as, the Operating Account (checking) and Reserves Account (savings) statements for March 2018.

Harry reviewed the 2018 approved Projected Budget

Jeanette asked about insurance cost- insurance cost is down after paying off the claim

F. Officer's Reports

I. President

Carolyn reviewed the repairs and reserves expenditures that occurred in 2017. Updated the membership on the BOD's investigation of water usage discrepancies. Reported on the status of sagging carport roof reported in the Reserves Analysis Mentioned a desire to replace the carport roofs with solar panels.

Discussed the need for members to serve on the Audit Committee

2. Treasurer

Harry reviewed the Reserves Analysis Study (RAS), explaining that the Savings account can not be used for anything not listed in the RAS.

Harry pointed out discrepancies between the RAS, CCR's and Budget.

Joe explained that RAS people look at things that need repair but do not review CCR or By Laws, which can lead to discrepancies.

Harry reported on his research for tax preparation.

He also reported on the additions and changes to the 2018 Projected Budget (as compared to the 2017 budget).

Harry reviewed the reserves expenditure recommendations included in the 2018 budget

3. Secretary

Diana reported on the Website usage and provided post cards with the URL and passcode. There was a brief discussion on access to the "Documents" page of the website. It was decided to keep the passcode protection access on this page.

G. Old Business

1. Pergola Status

Carolyn reviewed the pergola status. An Engineering Report has been received. The tiles were removed from the roof and stored for future roof repairs. We have received a bid for repair that is within the membership approved overall cost. However, the co-owner sent an e-mail stating that she is not ready to move forward.

Harry reviewed the Engineering Report and explained that the CCR's require us maintain the pergola.

Carolyn explained that removing the pergola or any other change of direction would require a Special Meeting and vote of the membership

2. MPUD - Water Issues

Harry explained that MPUD's slated increases end in July of this year. However, new increases may be proposed due to the law suit against the waste water treatment facility.

Harry explained the plan to trace down the source of the water use fluctuation on one of the four water main meters. He also explained that while our overall usage for the entire complex is within acceptable limits, the usage for this one meter (serving four units, the pool and possibly irrigation) is not. If MPUD starts looking at each meter individually, we could incur fines in the future.

H New Business

1. Discussion

a. Pest Control Report

Harry explained the history of why a Pest Report was obtained. It was agreed that the Pest report would be posted on the Website.

b. Door Responsibilities

Harry explained the discrepancies between the RAS and CCR's that have been discussed by the BOD. With the exception of water heater doors, all doors are owner responsibility.

c. Window Responsibilities

Harry explained the discrepancies between the RAS and CCR's that have been discussed by the BOD. All windows are owner responsibility.

d. Roof Replacement

Harry explained that the CCR's and RAS do not call for money to be put aside for replacement. It was originally thought that the roofs would last the life of the buildings. Diana reported that Weiland Construction, who completed the fascia board repairs, stated that the roofs are close to a need for replacement.

Carolyn suggested that we table above issues and call for a special meeting of the membership for

further discussion.

1. Election of Directors

a. 2 seats vacated by resignation

Bill Bulfer and Luis Mercado were nominated to fill these two positions

b. 2 seats term ending

Harry Steed was nominated by Diana, and Diana Terra was nominated by Jamie

Jamie made a motion to elect the slate of nominated directors by acclamation. The motion was seconded by Jeanette and approved unanimously by the membership.

Carolyn called for a vote on the slate of directors: Carolyn Coder, Harry Steed, Bill Bulfer, Luis Mercado, and Diana Terra. The slate was approved by unanimous vote of the membership.

I. Adjournment of Meeting:

The meeting was adjourned at 12:35 p.m.

Respectfully Submitted,



Diana Terra
ACD/HOA
Secretary