

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – April 10, 2018

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by Carolyn Coder at 6:09 p.m. Joe Topper, Property Manager, Carolyn Coder--Vice President, Harry Steed—Treasurer, and Diana Terra—Secretary were present. There is currently one vacant director's seat that has not been filled.

2. Proof of Notice of Meeting:

Agenda was emailed to the BOD, posted at the mailboxes, and posted on the website April 4, 2018.

3. Welcome Guest Members -- None

4. Additions/changes to the agenda -- None

B. Owner Comments & Letters:

An email was received from Deger of unit #24 concerning roof tiles. It was addressed through email replay and a phone call.

Unit #27 reported a roof. It was repaired along with dry wall and pant at the same time that the fungus damage. that was reported during escrow., was repaired.

C. Review & Acceptance of October 2017, Minutes

Harry noted corrections to D.2.b, D.2.c, and G.3. Harry moved to accept the 3/13/18 minutes as amended. The motion was seconded by Carolyn and approved unanimously.

D. Financial Reports

1. Review Financial Reports

Joe Topper presented the Profit & Loss YTD, Balance Sheet, and Budget vs Actual reports for the checking (operating) and savings (reserves) accounts for March 2018.

2. Treasurer's Report

a. Harry Steed, Treasurer, reviewed the checking and savings bank statements and transactions for January 2018. On 3/31/18 the *Checking* account balance was \$37,231.92 and the *Savings* account was at \$96,569.64.

b. The regular reserves allotment of 2,300.00 was transferred from checking to savings. The adjusted reserves transfer of 2,404.16, was made on April 5, 2018. Harry will transfer the additional amount needed to reconcile the January-March reserves allotment with the 2018 budget.

c. Financial Review

Harry spoke with Spinardi & Jones and two other CPA's again. All three are not taking on new clients. Claiborne Lavoie & Associates are willing to take us on. Harry has requested a written estimate.

d. MPUD

Harry will be preparing a spreadsheet and a report for the membership at the annual member meeting this month.

Financial records are available for membership to review by appointment

E. Committee Reports

Audit Committee – has not met

Architectural Design Committee

Fence, door, and window responsibilities are on the Annual HOA Membership Meeting agenda as discussion items.

F. Reserves Study Recommendations 2017-18

1. Sagging substructure, car port 17-20, 27 & 28

Diana moved to accept Crandall's bid to provide an engineering report. Harry seconded the motion and it was approved unanimously.

2. Development Name Monument: tabled

3. Entrance Pillars: tabled

4. Paint Carports: tabled until Yosemite Pest Control inspection report can be addressed

5. Paint wood fences: there was a discussion of vinyl fencing or metal posts and wood to repair termite damage. Board to research further and discuss at Annual HOA meeting.

G. Old Business

1. Maintenance Grounds Review

It was reported that the globe light in front of unit 30 and the globe light between the maintenance shed and garbage bins are out.

Dog refuse is being noticed on the lawns.

Harry purchased two sump pumps and necessary equipment to address flooding issues during the big storm. Total cost of \$600.00. The equipment was purchased during the storm under emergency conditions, just before Ace Hardware was told to evacuate. The hosing that was purchased hurriedly is more expensive and a higher quality than our needs. Ace is willing to take back the expensive hosing in exchange for the lower grade of hosing we need.

Diana moved to reimburse Harry for the cost of the two pumps and the necessary equipment.

The motion was seconded by Carolyn and approved unanimously.

There was a discussion of the need for sump pump basins to be installed. Harry suggested purchasing a utility box to be used as a basin and setting up a system by unit 24 to test before buying more equipment. Harry will research the price of setting up a system for testing.

There was discussion of the possibility of needing a larger sewage pumps and connecting lines from the smaller sumps to the sewage pumps

2. Roof leaks

Unit 27 is repaired. Unit 11 is still leaking. Unit 28 reported a leak near the doorway and vanity wall of the loft bedroom. Leaks to #11 and #28 to be addressed by Tony Jacobs.

3. Leaky faucets

A brass cap on #17 is holding. A brass cap has been installed at #15. A brass cap to installed at #28 pending owner availability.

4. Termite Inspection

Owners of unit 24 collected a jar of live termites from their patio fence and are making repairs.

5. Damaged sidewalk section by units 27-28

The curb between the maintenance shed and garbage bin is cracked. Diana moved to add the curb repair, not to exceed \$500, to Casey's bid for the previously approved sidewalk repairs. The motion was seconded by Harry and approved unanimously.

6. Pergola

Received a written bid from Paul Standen for the pergola repair. Also received an email from Roberta Standen stating, "I am not willing to sign to move forward until I have the easement of ingress and egress authorization that will be acceptable to the County for development of the Third Phase of Acuerdo con Dios."

Joe spoke with Roberta on the phone and clarified that Roberta is not willing to pay 1/2 of Paul's bid unless she can obtain the easement authorization that she wants from the County.

7. Handyman research

Nothing new to report

H New Business

1. Annual Member Meeting Planning

Assignment made to lead the discussion of Old and New Business items

2. Next Regular Board of Directors meeting:

Tuesday, May 15, 2018, 6:00 pm, unit #16

I. Adjournment of Meeting:

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,



Diana Terra
ACD/HOA Secretary