

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – August 14, 2018

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by President Bill Bulfer at 6:05 p.m. Joe Topper, Property Manager, Carolyn Coder--Vice President, Harry Steed—Treasurer, Diana Terra—Secretary, and Luis Mercado were present.

2. Proof of Notice of Meeting:

Agenda was emailed to the BOD, posted at the mailboxes, and posted on the website July 5, 2018.

3. Welcome Guest Members -- None

4. Additions/changes to the agenda – None

B. Owner Comments & Letters: -- A black Camaro that appears to be inoperable has been parked in the same slip of the parking lot for a month. The vehicle belongs to a relative of the owner of unit 14. Unit 14 was verbally notified that the vehicle needs to be removed. After discussion the BOD decided to contact unit 14 and notified them that a written notice will be placed on the vehicle and that it will be towed at the owners expense if not removed in a timely manner. Will also notify unit 14 that the CCRs allow for a fine to be levied.

C. Review & Acceptance of Minutes

The date of the meeting was recorded incorrectly in the heading. Carolyn moved to accept the 7/10/18 Minutes as amended. The motion was seconded by Harry 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 July 2018.

There was a discussion of the Tax Exempt rules.

2. Treasurer's Report

a. Harry Steed, Treasurer, reviewed the checking and savings bank statements and transactions for July 2018. On 7/31/18 the *Checking* account balance was \$29, 885.35 and the *Savings* account was at \$106, 517.91.

b. The regular reserves allotment of 2,404.16 was transferred from checking to savings.

c. Financial Review

BHLF LLP contacted Joe requesting PDF copies of HOA documents and Quick Book account records. Review continues to be in progress.

d. MPUD

Harry is continuing to monitor water usage. MPUD raised their base rates on July 15th.

Financial records are available for membership to review by appointment

E. Committee Reports *Audit Committee* – Will meet to review the Financial Report when it is received

F. Reserves Study Recommendations 2017-18

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

Joe still trying to find a contractor willing to take on the work. Bill requested that two estimates be obtained – one to cover the repairs as detailed by the engineer and a second one that would look ahead to the installation of solar panels. After discussion it was decided that solar system needs further research before we budget for an upgrade.

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: -- It was noted that Unit 32's back patio fence is in need of painting for weather proofing, but needs to be repaired before painting. Joe was asked to make a courtesy call to the owner before sending a written notice to them requesting that they repair the fence for painting.

G. Old Business

1. Maintenance Grounds Review

Pool --Harry worked with pool service to lower the RPMs on the pump to the next lower level.

A part was replaced on the Chlorine Pump. Discussion of switching to Calcium

Hypochlorite tables that do not contain the stabilizer that causes the build up of cyanuric acid.

Solar energy -- was discussed. Bill to investigate/research further. Harry volunteered to call Idle Wheels HOA and ask how their system benefits HOA and individual owners

Ivy -- unit 24 requested that the ivy below their front windows be cut back so that they can explore the leak issues they have experienced from water pooling in planter.

Leaky faucet -- it was reported that the hose bib in front of Unit 28 has been capped due to leak.

2. Roof leaks

Unit 28's roof leak has been postponed until the rainy season at the owner's request

3. Termite Inspection

Joe is looking for a contractor

4. Pergola

Repairs complete. Awaiting the final bills for total cost of repairs in order to determine the Special Assessment amount.

5. Handyman research

Nothing new to report

6. Sump Pump Testing

Tabled because it is not currently funded in the budget

7. Weed eating

Joe was asked to call Roberta Standen again about weed eating the back lot and for an update of the easement status.

8. PG & E usage

Diana prepared and presented a graph of kwh usage for each of the three accounts. Two of the meters run pretty evenly. One meter appears to have increasing usage. It appears that the caps per tier usage have changed this year.

H New Business

1. **Insurance** – renews in August
2. **2019 Budget** – First Draft needed in September
3. **Next Regular Board of Directors meeting:**
Tuesday, September 11, 2018, 6:00 pm, unit #16

I. Adjournment of Meeting:

The meeting was adjourned at 7:53 p.m.

Respectfully Submitted,



Diana Terra
ACD/HOA Secretary