

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – February 13, 2018

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by Carolyn Coder at 6:06 p.m. Joe Topper, Property Manager, Carolyn Coder--Vice President, Harry Steed—Treasurer, and Diana Terra—Secretary and Pat Fithian were present. There is currently one vacant director's seat that have not been filled.

2. Proof of Notice of Meeting:

Agenda was emailed to the BOD, posted at the mailboxes, and posted on the website February 7, 2018.

3. Welcome Guest Members

Luis Mercado and Roberta Standen were present

4. Additions/changes to the agenda

G.6 – Pergola was moved forward on the agenda

B. Owner Comments & Letters:

Harry reported a break in the curb near the propane tanks.

C. Review & Acceptance of October 2017, Minutes

Harry moved to accept the 1/9/18 minutes as presented. 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 January 2018. He added a Profit and Loss Detail sheet that itemizes transactions.

2. Treasurer's Report

a. Harry Steed, Treasurer, reviewed the checking and savings bank statements and transactions for January 2018. On 1/31/18 the *Checking* account balance was \$36,534.78 and the *Savings* account was at \$91,961.95.

b. The regular reserves allotment of 2,300.00 was transferred from checking to savings. Joe noted that this transfer amount does not match the 2018 approved budget and should be increased to 2,404.15.

c. Financial Review

Harry to schedule an appointment.

d. MPUD -- Water main #55 continues to fluctuate. Harry plans to prepare a spread sheet of water usage per meter over two or more years.

e.

Joe called the Franchise Tax Board regarding a letter received 1/17/18, concerning Non-profit status. He was told that the letter was sent by mistake and that we will receive written confirmation of said mistake. Harry will call to inquire about the status of the written confirmation.

Joe will take the 2017 documents to James Eskra to prepare tax returns.

Financial records are available for membership to review by appointment

E. Committee Reports

Audit Committee – Carolyn, Pat, and Luis will meet to audit the 2017 records

F. Reserves Study Recommendations 2017-18

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

Davis is not interested in inspecting. Joe was directed to call Crandall Engineering

2. Development Name Monument: tabled

3. Entrance Pillars: tabled

4. Landscape Intermatic, low bolt lighting: to be removed from the agenda and addressed as needed.

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

6. Paint wood fences: tabled until Yosemite Pest Control inspection report can be addressed

G. Old Business

1. Maintenance Grounds Review

Carolyn stated that there is little light near the recycle bin. Harry reported that the light on the end of the last carport is out. He has tried replacing the bulb without success. We may need to replace the fixture.

2. Roof leaks

Unit 11 is still leaking, renter has temporary water collection in place. Waiting Jesse Tanton's schedule.

3. Leaky faucets

The owner of 33 repaired his leak. Harry to purchase plastic caps for leaking faucets at #'s 28, 13, & 17, but was not able to install due to corrosion. He will try metal caps instead.

4. Termite Inspection

Harry suggested that the needs be prioritized as follows: (1) termite issues, (2) barge rafter issues, (3) missing tiles, (4) sheathing. Joe will call to meet with Yosemite Pest control to review the inspection of termite damage to the fences at 2,4,24. He will ask specific questions regarding repair.

5. Damaged sidewalk section by units 27-28

Diana moved to accept the bid of \$625.00 to repair damage near units 6 and 27-29

6. Pergola

Harry spoke with Floyd Davis regarding ACD's concerns -- the major beams, verbiage of the engineering report, gate and drainage. Davis stated that amendments to his report were not necessary unless the Building Department requires them. The verbiage that does not pertain to the pergola project is due to poor editing from a template. Davis suggested that we cross out the verbiage that does not apply before submitting the plans to the Building Department. He further suggested that drainage and sealant can be addressed in the Contractors bid.

After discussion with Roberta about adding a gate to the exit to the lot across the creek it was agreed to add removable fencing instead. The fencing will be bolted to both sides the exit so that it can be removed temporarily for maintenance and repairs.

Roberta presented an oral quote from Paul Standen to complete the project as engineered: \$7,225.00 for materials and \$7,600.00 for labor, not including the fees for permits. Paul will be

sending a written bid, including a materials cost list soon. Joe was asked to call Paul and request that drainage, sealant, and removable rails be added to his bid.

Checks in the amount of \$1,800 and \$1,200 were given to Roberta to cover ACD's half of the engineering report and tile removal (respectively).

Roberta is still working on a legal draft for lot adjustment and easement to California Equity Corps lot behind ACD. She will take the engineering report and all necessary documents to the Building Department to obtain the permits needed to begin construction.

7. Handyman research

Nothing new to report

H New Business

1. Appointment of Director

Currently one director vacancies to be filled. Pat has agreed to stay on the BOD until the annual meeting.

2. Annual Member Meeting Planning

Diana and Harry are up for re-election. Luis Mercado is willing to accept a nomination to the BOD. With Pat Fithian resigning from the board, four director positions need to be filled at the annual member meeting. Meeting to be scheduled April 21, 2018, 10:00 am, at the Methodist Church Hall. Pat will confirm the church's availability. Joe will prepare and mail all required notices to the membership.

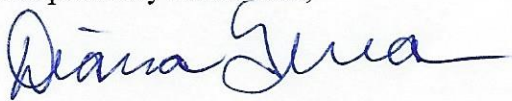
3. Next Regular Board of Directors meeting:

Tuesday, March 13, 2018, 6:00 pm, unit #16

I. Adjournment of Meeting:

The meeting was adjourned at 8:04 p.m.

Respectfully Submitted,



Diana Terra
ACD/HOA Secretary