

**ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting – January 9, 2018**

**A. Opening Meeting**

**1. Determination of Quorum**

The meeting was called to order by Carolyn Coder at 6:24 p.m. Joe Topper, Property Manager, Carolyn Coder--Vice President, Harry Steed—Treasurer, and Diana Terra--Secretary were present. There are currently two vacant director's seats 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 January 4, 2018.

**3. Welcome Guest Members**

No guest

**4. Additions/changes to the agenda**

No additions or changes to the agenda

**B. Owner Comments & Letters:**

None were received

**C. Review & Acceptance of October 2017, Minutes**

Harry asked that the minutes be amended to note the director vacancy. Harry moved to accept the 11/14/17, BOD meeting 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 November and December of 2017

**2. Treasurer's Report**

a. Harry Steed, Treasurer, reviewed the checking and savings bank statements and transactions for November and December of 2017. On 11/30/17 the *Checking* account balance was \$28,160.41 and the *Savings* account was at \$103,759.91. The December 31, 2017 balances showed \$33,731.81 in *Checking* and \$89,658.06 in *Savings*.

b. The regular reserves allotment of 2,300.00 was transferred from checking to savings in both November and December. Two additional transfers were made from Savings to Checking in December for Reserves Expenditures: \$15,726.25 for Cal Paving's work and \$680.00 for Unit 27 repairs.

**c. Financial Review**

Harry will approach the two agencies in Merced to schedule a review of 2017.

**d. MPUD**

Nothing to note

*Financial records are available for membership to review by appointment*

## **E. Committee Reports**

### ***Audit Committee***

Committee members are still needed

## **F. Reserves Study Recommendations 2017-18**

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

Roger Stevens submitted an estimate of \$1,000-1,400 just to inspect the structure. After discussion it was decided to seek estimates from other engineers. Joe was directed to approach the Davis and Crandall engineering firms.

### **2. Development Name Monument:** tabled

### **3. Entrance Pillars:** tabled

### **4. Landscape Intermatic, low bolt lighting:** currently operating efficiently

### **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**

No comments

### **2. Roof leaks**

Joe to check on unit 11

### **3. Leaky faucets**

The owner of 33 repaired his leak. Harry to purchase caps for leaking faucets at #'s 28, 13, & 17.

### **4. Termite Inspection**

Inspection report received. BOD to review and discuss at its February meeting

### **5. Leaking backflow valve by unit 1**

Completed

### **6. Damaged sidewalk section by units 27-28**

Have not received an estimate yet

### **7. Pergola**

Steven's engineering estimate came in at \$6,000. The Standen's approached Davis engineering and were able to obtain plans for repair at a cost of \$3,600.00. Plans have been received and reviewed by the BOD. It is unclear whether they address drainage to avoid future water/fungus damage. Harry and Diana to meet with Davis Engineering for clarification.

Meanwhile, Paul Standen, removed the roof tiles (to ease the weight load) and stacked them behind the pool shed for future roof repair needs. Roberta Standen sent a text stating that she will be working on a draft agreement between ACD and California Equity Corps regarding easement.

Harry and Diana will meet with Floyd Davis to clarify questions and make sure that drainage is addressed in the plans. Joe was asked to call Roberta and ask that the drafted easement agreement be submitted to the BOD one week in advanced of a regular monthly meeting so that the BOD will have time to review before entering into discussion.

### **8. Arbors**

Completed

**9. Handyman research**

Have obtained 4-5 business cards of handymen to approach

**10. Cal Paving**

Completed

**11. Fungus Damage**

Completed

**H New Business**

**1. Appointment of Director**

Currently two director vacancies to be filled

**2. Next Regular Board of Directors meeting:**

*Tuesday, February 13, 2018, 6:00 pm, unit #16*

**I. Adjournment of Meeting:**

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,



Diana Terra  
ACD/HOA Secretary