

**ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting – July 10, 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: -- None.**

**C. Review & Acceptance of Minutes**

Carolyn moved to accept the 6/12/18 Minutes as written. The motion was seconded by Luis 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 June 2018.

**2. Treasurer's Report**

**a.** Harry Steed, Treasurer, reviewed the checking and savings bank statements and transactions for June 2018. On 6/30/18 the *Checking* account balance was \$29,096.87 and the *Savings* account was at \$104, 107.44.

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

**c. Financial Review**

In progress at BHLF LLP..

**d. MPUD**

Water usage is up due to irrigation. MPUD's base rate cost increase will be going up around the 15<sup>th</sup> of this month.

Harry reported that the PG&E bill doubled over last month and doubled over last year. Harry will talk to pool service about the possibility of adjusting the pump.

*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 has called several contractors for bids – no response yet.

**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:** -- pending letter from Architectural Committee

**G. Old Business**

**1. Maintenance Grounds Review**

The pool needs to be partially drained so that Cyanuric Acid can be diluted. Carolyn obtained information from the County that will allow us to pump into the sewer line. Need to check with pool service on how to turn off return lines and skimmers before pumping water out of the pool.

**2. Roof leaks**

Unit 27 is completed. Unit 28 is awaiting the availability of the homeowner and roofer.

**3. Termite Inspection**

Leo's Roofing inspected buildings. Waiting for a report and estimate to repair fungus damage to gable ends, secure existing loose tiles and install missing tiles.

**4. Pergola**

Paul to finish punch list before final payment.

Received a bid from Casey to move rock out of area and re-deposit in flower beds nearby and then pour a new concrete slab to join the existing sidewalk to the new Pergola entrance. Harry motioned to hire Casey through Pride Staff, to complete the work for no more than \$695.00.

The motion was seconded by Carolyn and approved unanimously.

**5. Handyman research**

Nothing new to report

**6. Sump Pump Testing**

Tabled because it is not currently funded in the budget

**H New Business**

**1. Insurance** – renews in August

**2. 2019 Budget** – First Draft needed in September

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

*Tuesday, August 14, 2018, 6:00 pm, unit #16*

**I. Adjournment of Meeting:**

The meeting was adjourned at 7:26 p.m.

Respectfully Submitted,



Diana Terra  
ACD/HOA Secretary