

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – June 12, 2018

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by President Bill Bulfer at 6:04 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 June 5, 2018.

3. Welcome Guest Members -- None

4. Additions/changes to the agenda – Bill added a concern for weed cutting on adjacent lots

B. Owner Comments & Letters:

Jack Mueller informed the board of a new renter moving into unit 12 on July 1st.

C. Review & Acceptance of Minutes

Carolyn moved to accept the 5/15/18 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 May 2018.

2. Treasurer's Report

a. Harry Steed, Treasurer, reviewed the checking and savings bank statements and transactions for May 2018. On 5/31/18 the *Checking* account balance was \$35,929.47 and the *Savings* account was at \$101,698.79.

b. The regular reserves allotment of 2,404.16 was transferred from checking to savings. The additional amount needed to reconcile the January-March reserves allotment with the 2018 budget posted on 5/14/18 in the amount of \$312.48.

c. Financial Review

In progress at BHLF LLP..

d. MPUD

Nothing new to report. Meter 55 still using more water than the other meters

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

Letter Writing Committee

A Special Executive Meeting of the Board of Directors will be called to compose a letter concerning door, window and fence responsibilities, as well as roof issues. Meeting will be posted on the website and at the mailboxes when scheduled.

F. Reserves Study Recommendations 2017-18

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

Reviewed Crandall Engineering's report. Joe was directed to seek bids from contractors

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

Harry to replace one pool area umbrella. There was a discussion of the Pool inspection report. Cyanuric Acid levels are the top of the limit. Can not lower levels without draining pool water and adding fresh. If the levels exceed the limit, the County will close the pool until resolved. Joe will call MPUD to see if pumping into the sewer line is a possibility. Meanwhile, Harry will add unstabilized chlorine to the pool.

Bill brought up concern for weeds in the back lot. Joe will call the owner.

2. Roof leaks

Unit 27 agreed to prorated cost of carpet replacement

Joe asked Paul Standen if he would address roof leaks at unit 28 and 14.

3. Termite Inspection

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

4. Pergola

Finished except for contractor punch list and cement slab to new entrance.

Bill suggested having a BBQ to celebrate the newly renovated Pergola. BBQ chicken would be donated.

A discussion of payment pursued. Final bills will be borrowed from the Reserves. When the final total cost is determined, the membership will receive a letter concerning the Special Assessment cost.

5. Handyman research

Tabled

6. Sump Pump Testing

Tabled

H New Business

1. **Special Executive Member meeting** – to be called
2. **Next Regular Board of Directors meeting:**
Tuesday, July 10, 2018, 6:00 pm, unit #16

I. Adjournment of Meeting:

The meeting was adjourned at 7:48 p.m.

Respectfully Submitted,



Diana Terra
ACD/HOA Secretary