

**ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting – May 15, 2018**

**A. Opening Meeting**

**1. Determination of Quorum**

The meeting was called to order by Carolyn Coder at 6:07 p.m. Joe Topper, Property Manager, Carolyn Coder--Vice President, Harry Steed—Treasurer, Diana Terra—Secretary, Bill Bulfer – New Director, and Luis Mercado – New director were present.

**2. Proof of Notice of Meeting:**

Agenda was emailed to the BOD, posted at the mailboxes, and posted on the website May 8, 2018.

**3. Welcome Guest Members -- None**

**4. Additions/changes to the agenda -- None**

**B. Owner Comments & Letters:**

There were no comments or letters

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

Harry moved to accept the 4/10/18 Minutes as written. The motion was seconded by Bill 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 April 2018.

**2. Treasurer's Report**

**a.** Harry Steed, Treasurer, reviewed the checking and savings bank statements and transactions for April 2018. On 4/30/18 the *Checking* account balance was \$35,169.15 and the *Savings* account was at \$98,977.85.

**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 will show on the May statement.

**c. Financial Review**

Joe has forwarded records to BHLF. The Financial Review is in process.

**d. MPUD**

Harry reported that the rogue meter is still using an inordinate amount of water. He shut off water to the pool for two weeks. He did not note a significant change in the pool's water level and water usage did not decrease. Harry will monitor the meter for one hour during the day and one hour during the night to look for any significant changes in water usage.

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

## **E. Committee Reports**

*Audit Committee* – has not met.

### ***Architectural Design Committee***

After discussion it was decided that Bill, Harry and Carolyn will draft a letter to the membership about fence responsibility and the discrepancies between the Reserves Allocations, Reserves Study Analysis, and the CC&Rs.

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

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

Crandall Engineering has inspected and will have a report to us by next week.

### **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**

Diana reported excess water spray on the side of Unit 12. Carolyn noted that the oleander looks like it is not getting sufficient water. Harry reported that the pool is operational.

### **2. Roof leaks**

Unit 11 is repaired with an agreement to reimburse the owner \$300.00 for carpet replacement.

Unit 27's roof is repaired, drywall repair is in progress, floor repair is pending.

Unit 28 Joe to meet with the owner after the meeting to view damage and obtain detailed information for the roofer

### **3. Leaky faucets**

Unit 28 repaired faucet with a washer. Units 15 and 17 are fitted with a brass cap.

### **4. Termite Inspection**

Unit 25 is in the process of replacing their termite damaged post and fence. Repair of other termite damage is pending the Architectural Committee's letter.

Harry reported that when the owner of Unit 23 was viewing the barge rafters on his unit, edge tiles fell. For safety reasons the barge rafters need to be addressed.

Harry made a motion to hire someone to inspect all gable end barge rafters and provide an estimate for the replacement of all fungus damaged barge rafters, secure existing loose tiles, and install missing tiles. The motion was seconded by Carolyn and approved unanimously by the board.

### **5. Damaged sidewalk section by units 27-28 – curb and sidewalk repair are completed**

### **6. Pergola in progress**

### **7. Handyman research**

Harry has spoken with Jim Walters (who does work at Idle Wheels) about Pride Staff.

### **8. Sump Pump Testing**

Harry still to purchase a box to use as a well

### **9. Back Flow – Recertified 5/3/18**

**H New Business**

**1. Election of Officers**

Diana, Harry, and Carolyn were willing to continue in their present positions. Bill Bulfer was nominated for President.

Diana moved to elect the slate of officers as presented:

Bill Bulfer	President
Carolyn Coder	Vice President
Harry Steed	Treasurer
Diana Terra	Secretary
Luis Mercado	Member at large

The motion was seconded by Carolyn and approved by unanimous vote

- 2. Special Member meeting** – pending Architectural Committee letter draft
- 3. Next Regular Board of Directors meeting:**  
*Tuesday, June 12, 2018, 6:00 pm, unit #16*

**I. Adjournment of Meeting:**

The meeting was adjourned at 7:58 p.m.

Respectfully Submitted,



Diana Terra  
ACD/HOA Secretary