

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

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by President Bill Bulfer at 6:12 p.m. Joe Topper, Property Manager, 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 November 6, 2018.

3. Welcome Guest Members –No guests were present

4. Additions/changes to the agenda – Bill added discussion of Newsletter to New Business

B. Owner Comments & Letters:

Unit 2 reported a leaky hose bib is still leaking. Harry tightened the cap.

C. Review & Acceptance of Minutes

2.C. and E were corrected to read LLC rather than LL. A dash was removed at D3 and the second line of C was indented. Bill moved to accept the 10/9/18 Minutes as corrected.. 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 October 2018.

2. Treasurer's Report

a. Harry Steed, Treasurer, reviewed the checking and savings bank statements and transactions for September 2018. On 10/31/18 the *Checking* account balance was \$21, 171.18 and the *Savings* account was at \$113, 749.99.

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

c. Financial Review

BHLF LLC submitted a bill for the Financial Review but the report has not been sent.

d. MPUD

No significant changes

3. 2019 Budget Draft

Harry presented a third draft of the 2019 Budget Proposal. Diana moved to approve this final draft as presented. Bill seconded the motion which was passed unanimously.

Financial records are available for membership to review by appointment

E. Committee Reports

Audit Committee – As no other members have come forward to serve on the committee, the BOD will review BHLF LLC's Financial Review when it is received

F. Reserves Study Recommendations 2017-18

- 1. Sagging substructure, car port 17-20, 27 & 28** – pending Paul Standen's schedule
- 2. Development Name Monument:** Diana proposed seeking bids for monument replacement
- 3. Entrance Pillars:** Diana proposed seeking an estimate for the repair replacement of the two entrance pillar lights, as well as, the light post near the first garbage bin and the two light posts behind the pool.
- 4. Paint Carports:** tabled until Yosemite Pest Control inspection report can be addressed
- 5. Paint wood fences:** -- tabled until Yosemite Pest Control inspection report can be addressed

G. Old Business

1. Maintenance Grounds Review

The board requested that the oleander by the entrance be trimmed to increase visibility of pedestrian traffic.

2. Termite Inspection

Barge rafter repairs pending Paul Standen's schedule

3. Lights

Three of the five lights that were noted last month have been replaced (the two behind the pool were not replaced as these lights do not respond the photo sensors and stay on during the day.).

The light fixture on stucco pillar at entrance (right side is going out) needs to be firmly attached to pillar. Three of the four fastener attachments are broken and wind vibrations may be causing a problem of lights going out too soon.

The light next to the first trash bin enclosure is out. The insulated light bulb fixture is broken and needs to be replaced.

The fasteners on the other entrance pillar need to be tightened. They are all loose and may be ready to break with wind vibrations.

4 Handyman Research

Nothing new to report

H New Business

1. Annual member mailing

Harry to finalize the approved 2019 Budget. Diana will prepare Special Assessment letter and itemized costs

2. News Letter

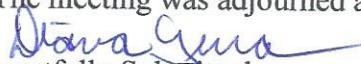
Bill proposed that the BOD send a quarterly newsletter to the membership. He is willing to pay for xeroxing and postage.

3. Next Regular Board of Directors meeting:

Tuesday, Jan. 8, 2019, 6:00 pm, unit #28

I. Adjournment of Meeting:

The meeting was adjourned at 7:49 p.m.


Respectfully Submitted,

Diana Terra

ACD/HOA Secretary