

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – October 9, 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, 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 October 4, 2018.

3. Welcome Guest Members –No guests were present

4. Additions/changes to the agenda – None

B. Owner Comments & Letters:

Unit 2 reported a leaky hose bib. Harry reported that the hose bib has been capped.

C. Review & Acceptance of Minutes

Bill moved to accept the 9/11/18 Minutes as written. The motion was seconded by Harry 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 September 2018.

2. Treasurer's Report

a. Harry Steed, Treasurer, reviewed the checking and savings bank statements and transactions for September 2018. On 9/30/18 the *Checking* account balance was \$20,392.41 and the *Savings* account was at \$111,339.09.

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

c. Financial Review

BHLF LLC submitted 22 inquiries that to the HOA, that need to be addressed before finalizing the Financial review. The BOD reviewed the responses drafted by Joe.

d. MPUD

Harry reported that water usage is down due to cooler weather.

3. 2019 Budget Draft

Harry presented a revision of the draft budget proposal for 2019 for the BOD to review. This revised budget proposal is available on the website's Document page. Diana stated that while the proposed budget is in alignment with the 2017 Reserves Study Analysis, the Reserves Study does not include future roof replacement. With a rough estimate of \$30,000.00 per roof, the total Reserves Fund Liability would be at least 374,724 and not the 164,724.00 reported in 2017. Our total Savings (Reserves) account balance on August 31, 2018 was \$108,928.54. With a Reserves Fund Liability of 164,724.00 we would be at a 66% funding level. However, if you add in the reality of future roof replacement cost and a \$374,724.00 Total Reserves Fund Liability we are only at a 29% funding level.

Diana suggested that we add a roof replacement category to the to the Reserves section of financial reports so that roof replacement will be included in the 2020 Reserves Study Analysis.

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:** tabled
- 3. Entrance Pillars:** tabled
- 4. Paint Carports:** tabled until Yosemite Pest Control inspection report can be addressed
- 5. Paint wood fences:** -- It was reported that the owner of #32 has painted their patio fence

G. Old Business

1. Maintenance Grounds Review

Diana reported a light out by the steps in front of unit 17. Bill reported a light out in front of unit 27. Harry reported that there are five lights out. Bill volunteered to replace the light that he reported. Harry will take care of the other four lights.

Carolyn reposted that Yosemite glass can retro fit windows

2. Termite Inspection

Barge rafter repairs pending Paul Standen's schedule

3. Pergola

Diana presented a summary of accumulated pergola repair expense. Total cost for the HOA came to \$10,540.87. At a Special Meeting of the Membership, on October 14, 2017, the membership voted to approve a special assessment, not to exceed 11,000.00, for the repair and renovation of the pergola. At that time the Reserves Study showed a total of \$4,050.00 set aside for pergola replacement. Diana proposed that the reserves funding be subtracted from the total cost of pergola repairs.

Diana moved to levee a Special Assessment (SA) of \$6,490.97 to reimburse the Reserve's (savings) account for the pergola renovation. The motion was seconded by Bill and discussion followed. Harry suggested rounding off the numbers so that the monthly cost of the SA would be a whole dollar amount. There was a discussion of the time period for the SA collection to take place. It was suggested that the SA collection begin in January of 2019, so that notice could be included in the annual mailing to the membership.

Diana amended her motion to levee a SA of \$6,600.00 (which reflects a total cost of \$264.00 per member or a monthly cost of \$22.00 per member) to be collected between January through December of 2019. The motion was seconded by Bill and approved unanimously.

4 Handyman Research

Nothing new to report

H New Business

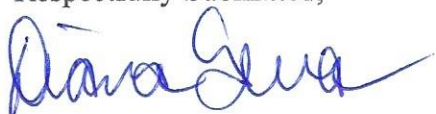
Next Regular Board of Directors meeting:

Tuesday, November 13, 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