

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Annual Membership Meeting
April 27, 2019

The meeting was opened by President, Bill Bulfer, at 10:02 am

A. Determination of Quorum

Nine members were in attendance and eight members were present by proxy (sign in sheet attached). Joe Topper, Property Manager was also present.

B. Proof of Meeting Notice

Agenda was mailed to the membership in March.

C. Member Comments

Diana mentioned concern that the easement to the front parking structures was being used as loading/unloading zone by renters.

D. Review & Acceptance of Minutes

Diana Terra, Secretary, read the April 27, 2018 minutes. Carolyn moved to approve the minutes as written with the correction of one typo. The motion was seconded by Bill Bulfer and approved unanimously.

E. Financial Reports

Joe reviewed the Financial Reports for January April 23, 2019. He also reviewed the Reserve Study Analysis recommendations from the 2017 report. The current Reserves Account has sufficient funds to cover all recommended repairs through 2022.

Joe reported on the progress of the Financial Review. Harry discussed the State Law on Financial Reviews and Luis explained the difference between an audit and a review.

Officer's Reports

1. President

Bill deferred reporting until Old Business

2. Vice President

Carolyn deferred to New Business

3. Treasurer

Harry reviewed the 2019 Budget. As of April 27, 2019, the Checking Account had a balance of \$32,454.14 and the Savings Account balance stood at \$128,326.94. Harry answered questions about adequate funding for future maintenance. There was a discussion of future dues.

4. Secretary

Diana reported that a separate file was kept for the Pergola repairs and Special Assessment determination.

5. Director at Large

Luis deferred to New Business

Old Business

1. Pergola

Harry reviewed the Pergola History

2. MPUD

Harry explained the discrepancies in water usage per water main that the BOD has been reviewing.

3. Pest Control Report

Joe reported that the second opinion from EcoStrike shows no termite damage. There is, however, water damage. Paul Standen is currently on-site repairing water damage to barge rafters. EcoStrike's report will be posted on the website.

4. Door, Window, Fence Responsibility

Harry and Carolyn presented estimates for replacement of all windows and sliders in their units. Harry explained that a vote to require the HOA to replace windows and sliders would require a special assessment plus an increase in HOA fees to cover future repairs.

5. Roof Replacement

Joe reported on the BOD's discussion and research. Harry explained Paul's repair work

6. Flood Issues

Harry reported sump pumps and revision of a curb to resolve chronic flood issues

7. Sagging Carport Rood

Harry reported on the damage and repair of third carport structure

8, Tree Damage to Unit 4

Harry reviewed previous damage and repair to Unit 4's front patio and fence. Joe reported on pending repairs approved by the BOD.

H. New Business

1. Garbage/Recycling

Carolyn explained the State's Mandatory Commercial Recycling Program (MCRP). She reported on the sighting of prohibited waste and recyclable waste in the garbage bins. Carolyn explained that MCRP performs random checks on commercial dumping and may be able to trace prohibited waste back to us, which could lead to fines.

2. Committee Members

Luis made an appeal to the membership for volunteers to serve on occasional committees. Diana listed possible committee needs: handyman research, newsletter, self audit

3. Election of Directors

Diana nominated Bill Bulfer, Carolyn Coder and Luis. Lana Barnett seconded the nominations. No other nominations were received. Bill, Carolyn and Luis were voted into office by acclamation of the membership.

The meeting was adjourned at 12:34 pm

Respectfully Submitted,



Diana Terra
ACD HOA Secretary

approved by the membership
5-22-21