

**ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting – April 16, 2019**

**A. Opening Meeting**

**1. Determination of Quorum**

The meeting was called to order by President Bill Bulfer at 6:01 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 April 9, 2019.

**3. Welcome Guest Members –Paul Standen was present to report on progress**

**4. Additions/changes to the agenda –Discussion of carport and barge rafter repairs was moved forward on the agenda**

**B. Owner Comments & Letters:**

Paul reported that units 26, 30, 16, 14, 13, and the back side of a carport need immediate attention due to visibly loose edge tiles creating a safety issue. Paul expressed an opinion that it would be better to stick with tile roofing rather than replace with comp or metal.

Diana moved to hire Paul to address the five fore mentioned roof issues and to inspect the rest of the buildings for immediate needs and safety issues. Harry seconded the motion and it was approved unanimously. Paul was given a copy of the Yosemite Pest Control Inspection report to review.

Unit 4 owner submitted a bid from a contractor to replace patio wall and concrete slab at an estimate of \$12,822.00. The BOD approved repairs to patio wall in February. As the estimate provided by unit 4 owner would require a special assessment, the BOD directed Joe to thank the Barnetts for the estimate. Previously approved repairs will go forward.

**C. Review & Acceptance of Minutes**

Carolyn moved to accept the March 2019 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 the month of March 2019.

**2. Treasurer's Report**

a. Harry Steed, Treasurer, reviewed the checking and savings bank statements and transactions for March 2019. On 3/31/19 the *Checking* account balance was \$33,950.94 and the *Savings* account was at \$125,893.52.

b. The regular reserves allotment of 2,433.42 was transferred from checking to savings.

**c. MPUD**

No big changes to water usage. MPUD was too busy last month to meet with ACD and verify the units and irrigation systems connected to each water main. Joe to reschedule.

*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** – Completed 3/26/19
2. **Development Name Monument:** Pending Kevin Fisher's schedule
3. **Entrance Pillars:** Pending Kevin Fisher's schedule
4. **Exterior Lights**—Light sensor replaced in a carport. Some of the Malibu lights are out along the sidewalk in front of Units 17-19, but there is still adequate lighting.
5. **Pool Filter**—Pool Service reported no need for replacement.
6. **Pool Transformer**-- Pool Service reported no need for replacement.
7. **Pool Intermatic Timers**-- Pool Service reported no need for replacement.  
Diana moved to strike F 5-7 from agenda. The motion was seconded by Carolyn and approved unanimously.
8. **Arbors x 6**—tabled due to need for higher priority repairs.
9. **Paint carports**—Joe to get an estimate
10. **Paint Patio yard fences**—Joe to get an estimate for patio fences, balcony rails, carports, and window trim.

## **G. Old Business**

### **1. Maintenance Grounds Review**

Jesse Tanton cleaned and repaired gutters after the March meeting. Joe and Bill to inspect the gutter between units 2 & 3 to see if it was repaired.

### **2. Termite Inspection**

- a. Barge rafter repair--Paul Standen has finished work on unit 23. Currently working on unit 32. Paul will address the immediate safety concerns mentioned in above (Minutes B)
- b. Ecostrike will be on site this month to provide a second opinion on termite damage

### **3. Flooding/Drainage Issues**

Flooding/drainage issue behind units 32 & 33 is complete.

Owner of lawn in front of Units 32 & 33 is opposed to the installation of a drainage pipe across the lawn.

### **4. Unit 4 Patio fence repair**

Pending Kevin Fisher's schedule.

### **5. Roof Leaks**

Diana to research minutes for roofs reported to have unrepaired leaks.

### **6. Roof Replacement bids**

Information will be available for the member meeting

### **7 Handyman Research**

Strike from the agenda

### **8 Newsletter**

Will seek committee members

### **9 Annual Membership Meeting**

Agenda reviewed and BOD assignments made

**H New Business**

**1 Taxes**

Completed and paid

**2 Backflow meters**

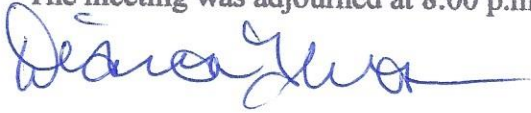
Inspected. No problems reported

**3 Next Regular Board of Directors meeting:**

*Tuesday, May 14, 2019, 6:00 pm, unit #28*

**I. Adjournment of Meeting:**

The meeting was adjourned at 8:00 p.m.



Respectfully Submitted,  
Diana Terra  
ACD/HOA Secretary