

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – August 13, 2019

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by President Bill Bulfer at 6:00 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 August 7, 2019.

3. Welcome Guest Members –No guests were present

4. Additions/changes to the agenda –None

B. Owner Comments & Letters:

Unit 19 commented on gutter cleaning. Terry cleaned the lower gutter in front of the unit. He expressed concern that spraying (water or air) from above is not effective for removing debris or keeping downspouts from clogging. Joe reported that he has a handyman who can clear the gutters, working from the roof. BOD will discuss hiring a gutter cleaner at their September meeting.

C. Review & Acceptance of Minutes

Corrections were made to the service provider's names for G 3 and G 5. Bill moved to accept the July 2019 minutes as corrected.. The motion was seconded by Luis and approved unanimously.

D. Financial Reports

1. Review Financial Reports

Joe reviewed the July 2019 Profit & Loss YTD, Balance Sheet, and Budget vs Actual reports for the checking (operating) and savings (reserves) accounts.

2. Treasurer's Report

a. Harry reviewed the checking and savings bank statements and transactions for July 2019. On 7/31/19 the *Checking* account balance was \$18,198.96 and the *Savings* account was at \$135,658.03.

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

c. MPUD

No unusual changes

3. Preliminary Discussion of 2020 Budget

Harry will begin drafting when we receive insurance premium. Some discussion of 2020 Reserves Study Recommendations. Sidewalks have been addressed. Paint trim/fascia is being addressed. Monument sign and entrance pillars pending repairs this month. 2019 Asphalt repairs, seal coat and stripping were not addressed this year. Concrete curbs and valley gutter's problem areas were addressed. Pool fence replacement was also mentioned. Diana to research last asphalt repairs date.

Financial records are available for membership to review by appointment

E. Committee Reports

No committees formed at this time. E. Committee Reports to be removed from the agenda

F. Reserves Study Recommendations 2017-18

1. Development Name Monument:

Kevin Fischer will begin work by the end of next week.

2. Entrance Pillars: Kevin Fischer will begin work by the end of next week.

3. Exterior Lights—Have not tested the LED lights yet as no bulbs are out. Harry will ask unit 27 renter (who is an electrician) to look at the three lamps by the pool. Photocells do not appear to be working and lamps stay lit continuously.

4. Paint: carpports, patio fences, rails, and window trim

Pending Casey's schedule – probably mid-September

G. Old Business

1. Maintenance Grounds Review

No concerns

2. Termite Inspection

a. Status of Unit 13 repairs

Casey is too busy to take on repairs. Joe to seek a report and estimate from Castech

b. Discussion of Fall work

Paul Standen to return in the Fall to address more of the fascia, and edge tile repairs

3. Unit 4 Patio fence repair

Kevin Fischer will begin work by the end of next week.

4. Roof Leaks

Requesting Paul to return in the Fall and repair leaks to # 14, 18, 28, & 29.

5. Stucco Repairs – Units 1-4

Kevin Fischer will begin work by the end of next week.

6. Travelers Insurance

Renewal policy should arrive soon

H New Business

1. Next Regular Board of Directors meeting:

Tuesday, August 13, 2019, 6:00 pm, at the pergola

2. Adjournment of Meeting:

The meeting was adjourned at 7:18 p.m.



Respectfully Submitted,

Diana Terra

ACD/HOA Secretary