

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – February 12, 2019

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by President Bill Bulfer at 6:03 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 February 6, 2019.

3. Welcome Guest Members –No guests were present

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

B. Owner Comments & Letters:

No comments or letters were received.

C. Review & Acceptance of Minutes

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

2. Treasurer's Report

a. Harry Steed, Treasurer, reviewed the checking and savings bank statements and transactions for January 2019. On 1/31/19 the *Checking* account balance was \$31, 977.57 and the *Savings* account was at \$120, 983.34.

b. The regular reserves allotment of 2,404.16 was transferred from checking to savings in January. An additional transfer of \$58.52 was transferred in February to reconcile the January/February budgeted reserves allotment of \$2,433.42/month for the 2019 year. Harry reported that he changed the automatic transfer from 2,404.16 to 2,433.42.

c. Financial Review

BHLF LLC is still finalizing the report.

d. MPUD

The total January 2019 bill was \$68.00 less than December's, however, total water usage was up by 2100 gallons. After discussion the BOD asked Joe to call MPUD and ask them to come and help us confirm which units are on each of the four meters and determine which meter serves the pool and irrigation.

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** – Paul Standen will be onsite the end of March or the beginning of April to do the repair.
3. **Development Name Monument:** Received an estimate from Kevin Fisher in the amount of \$250.00
3. **Entrance Pillars:** Received an estimate from Kevin Fisher in the amount of \$135.00/each
4. **Exterior Lights**—the light on the end of the parking structure behind unit 1 was reported to be out. The river rock in the planter below the light makes it difficult for one person to change.
5. **Pool Filter**-- Joe to call Pool Service to determine needs
6. **Pool Transformer**-- tabled
7. **Pool Intermatic Timers**-- tabled
8. **Arbors x 6**—tabled
9. **Paint carports**—pending repairs
10. **Paint Patio yard fences**-- tabled

G. Old Business

1. Maintenance Grounds Review

Casey repaired the light by the dumpster. The light at the end of the last parking structure was also replaced.

Harry reported on drainage/flooding during recent storms. The French drain in the grass area beside Unit 32 does not keep up with water flow during heavy storms. The water pools alongside unit 32 and drains around the back across unit 32's back patio and flows onto unit 33's rear patio before reaching the pavement and flowing to the storm drain at the end of the parking lot. In heavy storms flooding can and has extended into unit 32. Harry reported that Casey suggested cutting some small slits in the curb to allow for faster drainage to the parking lot.

Harry moved to authorize \$200.00 for Casey to cut slits in the curb behind units 32 and 33 to improve drainage. The motion was seconded by Diana. After some discussion, the motion was amended to not exceed \$300 for the work. Motion carried unanimously.

Gutters have not been cleaned. Joe to check on Jesse Tanton's schedule

2. Termite Inspection

Barge rafter repair--Paul Standen will be on site the end of March or beginning of April to complete repairs.

Joe was asked to seek a second opinion on the presence of termites at units 2, 3, & 14

3. Unit 4 comment/letter received in January

Received an estimate from Kevin Fisher for the repair of the front patio fence and stucco patching at front entrance in the amount of \$1,500. -1,800. Diana moved to accept Kevin Fishers bid for the repair of the monument name sign, the entrance pillars and the repair of the unit 4 front patio fence. Carolyn seconded the motion and it was approved unanimously.

4 Handyman Research

Carolyn submitted a business card for Dewitt Roofing.

5 .Roof repairs

Tony Jacobs made repairs to unit 11 19 roofs.

6. Newsletter

Newsletter delayed until the second quarter

H New Business

1. Contract Renewals

a. Property Manager

Contract was accepted and signed

b. Grounds Maintenance Contract

Contract was signed by Bill Bulfer, ACD President/pending Casey Topper's signature

2. Annual Member Meeting Planning

a. Director positions

Bill, Carolyn and Luis's positions are up for election. The BOD is seeking people willing to serve as directors and committee members.

b. Officer's reports /Discussion items

Carolyn suggested approaching the membership about replacing roofs in phases. Roof replacement is not included in the Reserves nor is it included in the 2019 budget. The BOD agreed to seek estimates for both Comp and Metal roof replacements from Dewitt, Jacobs, and Weiland. Carolyn agreed to prepare discussion of roof replacement with the membership.

Diana agreed to prepare a report on the Pergola repairs and Special Assessment

Joe will report on the Financial Review

c. Date, Time and Location

Tentatively scheduled for April 27, 2019 from 10:00am-Noon at the Methodist Church Hall

2.Next Regular Board of Directors meeting:

Tuesday, March 12, 2019, 6:00 pm, unit #28

I. Adjournment of Meeting:

The meeting was adjourned at 7:52 p.m.



Respectfully Submitted,
Diana Terra
ACD/HOA Secretary