

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – January 15, 2019

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by President Bill Bulfer at 6:09 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 January 7, 2019. The BOD meeting was postponed from the original date of 1/8/19. The postponement was noted on the Home page of the website.

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:

Carolyn reported her investigation of energy efficient window/slider replacement.

Diana reported seeing a non-resident using the garbage bin

Harry reported on an email received by a member regarding the Pergola expenses and the Special Assessment. Harry and Diana both replied to the member's email within a week of receipt. Harry and Diana have put together a separate file on pergola repairs.

A letter was received from the owner of unit 4 concerning front patio and fence repairs and stucco flaking near front entrance. After discussion, Joe was directed to call the owner and ask if she knows of a contractor who would be willing to repair the fence and patio slab to the owner's satisfaction and submit a bid for the BOD to consider. Joe will then draft a letter for Bill to review and sign. Regarding the flaking stucco, the BOD agreed to take care of any necessary patching over the next five years. The Reserves Study recommends that all buildings be re-stuccoed in 2024.

C. Review & Acceptance of Minutes

The date for the next regular BOD meeting was corrected under New Business, H.2. Luis moved to accept the minutes as corrected. 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 November and December 2018.

2. Treasurer's Report

a. Harry Steed, Treasurer, reviewed the checking and savings bank statements and transactions for September 2018. On 11/30/18 the *Checking* account balance was \$19, 917.83 and the *Savings* account was at \$116, 160.81. On 12/31/18 the *Checking* account balance was \$21, 373.66 and the *Savings* account was at \$118, 572.00.

b. The regular reserves allotment of 2,404.16 was transferred from checking to savings in 11/2018, 13/2018, and 1/2019. An additional transfer of \$29.26 is needed for the current month. Harry will make that transfer and change the automatic transfer amount to \$2, 433.42 for the 2019 year.

c. Financial Review

Joe has a phone appointment with BHLF LLC finalize the report.

d. MPUD

Still seeing discrepancies for each meter from month to month.

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.
2. **Development Name Monument:** Joe to obtain an estimate from Kevin Fisher
3. **Entrance Pillars:** Joe to obtain an estimate from Kevin Fisher.
4. **Exterior Lights**—will continue to replace light bulbs as needed.
5. **Pool Filter**-- Joe to call Pool Service to determine needs
6. **Pool Transformer**-- Joe to call Pool Service to determine needs
7. **Pool Intermatic Timers**-- Joe to call Pool Service to determine needs
8. **Arbors x 6**—tabled
9. **Paint carports**—pending repairs
10. **Paint Patio yard fences**-- tabled

G. Old Business

1. Maintenance Grounds Review

Joe to call Jesse Tanton about cleaning the gutters

2. Termite Inspection

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

3. Lights

The five lights noted in November have been replaced.

4 Handyman Research

Nothing new to report. tabled

5. Newsletter

Suggestions of Newsletter topics were made. Joe and BOD members to submit articles to Bill by 1-25-19

H New Business

1. Contract Renewals

a. Property Manager

Joe and the board reviewed the Management Contract. #2 will be deleted as the BOD Secretary is now preparing the Minutes

b. Grounds Maintenance Contract

Joe and the board reviewed the Grounds Maintenance Contract. No changes were proposed

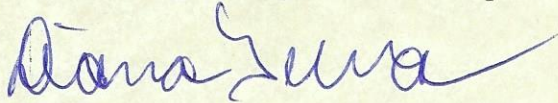
Both contracts will be prepared and printed for signatures at the February BOD meeting. Both contracts will be reviewed again in August when planning of the 2020 Budget begins.

2. Next Regular Board of Directors meeting:

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

I. Adjournment of Meeting:

The meeting was adjourned at 8:28 p.m.



Respectfully Submitted,
Diana Terra
ACD/HOA Secretary