

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – July 9, 2019

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by President Bill Bulfer at 6:02 p.m. Joe Topper, Property Manager, 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 July 4, 2019.

3. Welcome Guest Members –No guests were present

4. Additions/changes to the agenda –None

B. Owner Comments & Letters:

Diana reported that Dave Adkins, Appraiser inquired about the creek bank in front of unit 13. After some discussion no action was taken by the BOD.

C. Review & Acceptance of Minutes

Luis moved to accept the June 2019 minutes as written. The motion was seconded by Bill and approved unanimously.

D. Financial Reports

1. Review Financial Reports

Joe reviewed the June 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 June 2019. On 6/30/19 the *Checking* account balance was \$18,048.24 and the *Savings* account was at \$133,216.56.

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

c. MPUD

June's statement reported a 4,390-gallon use increase that cost \$0.55 more. Account 55 showed a 4,000-gallon increase over May with unit 23 empty.

Financial records are available for membership to review by appointment

E. Committee Reports

Audit Committee –The BOD reviewed the received Financial Review Draft from BHLF LLC. BHLF LLC stated, “Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.” Several journal entry adjustments were recommended. Bill to phone the Reviewer before signing ACD’ s agreement with the report.

Members can peruse the draft on www.acdhoanewsdesk.info , see documents page

F. Reserves Study Recommendations 2017-18

1. Development Name Monument:

Joe will meet with Kevin Fischer on Thursday to review the slated work and confirm the price with the additional work approved in June.

2. Entrance Pillars: See comments under F1

3. Exterior Lights—The LED bulbs purchased were not compatible with any of the current burned out bulbs. Harry replaced the garage lights that were out. The circuit breaker and sensor for 17-24 was also replaced. The LED lights have not been installed.

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

Reviewed the letter draft to the membership concerning patio fences. A few punctuation corrections were made. Harry moved to accept the letter with the recommended editing and send to the owners. Lewis seconded the motion and it was approved unanimously.

Reviewed Casey's proposal for restoring all patio fences to structural soundness, painting carports, rails, window trim and water heater doors. Harry moved to accept Casey's proposal. Bill seconded the motion and it was approved unanimously.

G. Old Business

1. Maintenance Grounds Review

Diana asked to have Casey monitor the ivy along the side of unit 11, especially around the light sensor.

2. Termite Inspection

A Pest Control Report for the sale of Unit 13 was submitted to the BOD. Joe was directed to ask Casey if he is willing to address the needed work following Paul's plan for repair of barge rafters and edge tiles.

Paul will be returning in the Fall to address roof leaks and any unaddressed areas of the Termite Inspection Report

3. Unit 4 Patio fence repair

Pending Casey's schedule

4. Roof Leaks

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

5. Stucco Repairs – Units 1-4

Pending Kevin Fischer's schedule

6. Travelers Insurance

Renewal policy should arrive in August

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