

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – June 11, 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, 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 June 6, 2019.

3. Welcome Guest Members –No guests were present

4. Additions/changes to the agenda –None

B. Owner Comments & Letters:

Harry reported that guests are using the pool without a resident or owner present. He has informed guests and residents of the pool rule. Pool rules were amended at May's BOD meeting and are ready to mail and distribute to owners and renters. Diana suggested that rule #11, which addresses this issue be highlighted before pool rules are sent out. Harry suggested that the wording of #11 could be interpreted that a minor would be able to supervise adults and/or other minors in the pool

Diana moved that Pool Rule's #11 be amended to read, "Use of the pool is limited to residents and owners of Acuerdo Con Dios. All guest must be accompanied by an adult resident or owner." The motion was seconded by Bill and approved unanimously.

C. Review & Acceptance of Minutes

New Business H2 was missing the word "large" at the end of the paragraph. Carolyn moved to accept the May 2019 minutes with the correction to H2. The motion was seconded by Luis and approved unanimously.

D. Financial Reports

1. Review Financial Reports

Joe to email copies of the May 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 May 2019. On 5/31/19 the *Checking* account balance was \$21,168.96 and the *Savings* account was at \$130,775.49.

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

c. MPUD

Appointment with MPUD is still pending. Harry reported that water usage was as expected, due to irrigation. Carolyn reviewed MPUD's Water Quality Report

Financial records are available for membership to review by appointment

E. Committee Reports

Audit Committee –Joe reported that the new BHLF LLC’s Financial Reviewer will be forwarding the Financial Review Report June 12th. Joe will forward to the BOD when it is received.

F. Reserves Study Recommendations 2017-18

1. Development Name Monument: Kevin Fisher is expected in July.

2. Entrance Pillars: Kevin Fisher is expected in July.

3. Exterior Lights—Joe brought four LED light bulbs to try. Harry to install two in parking structure where lights are currently out.

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

Carolyn moved to hire Casey to repair patio fences so that they are all structurally sound and paint the exteriors and to send a letter to owners stating that patio fences (with the exception of exterior paint) must be maintained by the owner. This motion died for lack of second.

After much discussion on the wording of the letter, Luis moved:

To send a letter to the membership clearly explaining that according to the CCR’s, patio fences are owner responsibility. However, due to an error in the Reserves Study money was designated by the BOD to the reserves account for fence repair and painting. As a result of this discrepancy, the money on account will be used to restore all fences until they are structurally sound and subsequently paint the exteriors. Thereafter, annual inspections will be conducted, and owners will be notified of repairs that the owner must accomplish before the next annual inspection or be subjected to a monetary penalty. ACD will continue to maintain exterior paint so that there is uniformity throughout the complex.

The motion was seconded by Carolyn and Bill called for discussion. Harry stated that he would prefer to wait until the letter is drafted before moving forward so that the BOD’s vote is based on clear language. Joe will draft a letter and forward to the board. The letter will be reviewed and edited at the next meeting. Bill called for a vote and the above motion failed unanimously.

Diana moved to hire Casey to paint carports, window trim, rails, and water heater doors as needed. The motion was seconded by Carolyn and approved unanimously.

G. Old Business

1. Maintenance Grounds Review

No issues

2. Termite Inspection

Barge rafter repair--Paul Standen has finished work on unit 14 and is currently working 16. In addition, Paul has repaired a front carport as well. Paul will be leaving after #16 and another carport are repaired. Joe was asked to schedule an appointment with Paul to get his recommendations on what areas need to be addressed next. Joe will also ask Paul if he can return in the Fall to address roof leaks on units 14, 18, 28, & 29, as well as, his recommended repairs.

3. Unit 4 Patio fence repair

Kevin Fisher is expected in July.

4. Roof Leaks

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

5. General, Pool and Recycle Rules

Discussion of Pool Rules under B (Owner Comments & Letters). Final copies of General and Recycle Rules are ready for printing and distribution. Diana will email final copies of all rules to Joe and Bill. Joe will print and mail to non-resident owners. Bill will make 24 copies and leave for Diana to distribute to each unit.

Sheriff's report concerning the recycle bin issue (under May's Owner Comments and Letters) was reviewed.

H New Business

1 Insurance

Harry presented a letter from Traveler's Insurance Company. The letter forewarns ACD to expect changes to the policy coverage upon renewal in August. Joe will call and discuss the letter with our agent.

2. Stucco

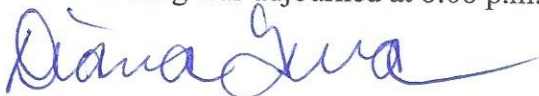
Buildings are not due for re-stuccoing until 2013. Carolyn expressed concern for poor stucco areas on the fences and chimneys of units #1-4. Joe to review with Keven Fisher prior to July.

2 Next Regular Board of Directors meeting:

Tuesday, July 9, 2019, 6:00 pm, at the pergola

I. Adjournment of Meeting:

The meeting was adjourned at 8:08 p.m.



Respectfully Submitted,
Diana Terra
ACD/HOA Secretary