

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – May 14, 2019

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by President Bill Bulfer at 6:04 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 May 7, 2019.

3. Welcome Guest Members –Pat Fithian was present

4. Additions/changes to the agenda –None

B. Owner Comments & Letters:

Carolyn mentioned finding 10-12 garbage bags in the recycle bin that were dumped by a non-resident. Harry and Carolyn transferred the bags to a garbage bin. The Sheriff was asked to talk to the person responsible for the unauthorized disposal. Carolyn will follow up with the Sheriff.

C. Review & Acceptance of Minutes

Luis moved to accept the April 2019 minutes as written. 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 April 2019.

2. Treasurer's Report

a. Luis reviewed the checking and savings bank statements and transactions for April 2019. On 4/30/19 the *Checking* account balance was \$32,850.14 and the *Savings* account was at \$128,334.30.

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

c. MPUD

Appointment with MPUD is still pending

Financial records are available for membership to review by appointment

E. Committee Reports

Audit Committee –We have not received BHLF LLC's Financial Review report. Joe reported that a new reviewer has been assigned to us.

F. Reserves Study Recommendations 2017-18

1. Development Name Monument: Pending Kevin Fisher's schedule

2. Entrance Pillars: Pending Kevin Fisher's schedule

3. **Exterior Lights**—Joe brought a catalog of outdoor lighting for the board to view. After some discussion, it was decided to replace four of the lamp post lights with LED bulbs for a trial period.
4. **Paint: carports, patio fences, rails, and window trim**—An estimate was received in the amount of \$70,000.00. Joe was asked to solicit more estimates. There was a discussion concerning fences that need to be repaired due to fungus damage before painting. Joe will draft a letter to be sent to owners for the BOD to review.

G. Old Business

1. Maintenance Grounds Review

Diana reported that the Malibu lights beside Unit 1 need to have the timer adjusted. Joe to adjust following the meeting.

2. Termite Inspection

a. Barge rafter repair--Paul Standen has finished work on units 26 and 30, currently working on 14. Units 16 & 30 pending. Joe to ask Paul for a list of other safety hazards that he has noted.

b. Mariposa Termite Controls (second opinion) inspection reported fungus damage but no termite presence.

3. Flooding/Drainage Issues

Tabled until rainy season

4. Unit 4 Patio fence repair

Pending Kevin Fisher's schedule.

5. Roof Leaks

Diana's research of the minutes show that units 28, 14, and 19 reported leaks but repairs were not made. Possible leak in unit 29 reported at the meeting. Joe will ask Paul if he has time to repair.

6 Newsletter

Minutes and news to be posted on the website

H New Business

1 Revision of General and Pool Rules

General Rules and Pool Rules were reviewed. Pool hours were revised to read from 9:00 am to sundown daily. Rule 12 was revised from children under 18 to children under 14 must be accompanied by an adult. The addition of BBQ use was added to the General Rules.

Carolyn moved to approve the revisions to the General Rules and Pool rules. Luis seconded to motion and it was approved unanimously.

Diana presented a draft of Garbage/Recycle Rules (information obtained from the County Landfill). Carolyn suggested that hazardous material be added to the prohibited list. It was suggested that recycle symbols be added to the document.

Diana to make revisions and forward to Bill for printing. Diana will hand deliver copies of the all three forms to each unit. Copies will be mailed to non-resident owners

2 Election of Officers

No changes were made to the slate of officers. Bill Bulfer to continue as President. Carolyn Coder to continue as Vice President, Harry Steed to continue as Treasurer. Diana Terra to continue as Secretary, Luis Mercado to continue as Director at large.

3 Next Regular Board of Directors meeting:

Tuesday, June 11, 2019, 6:00 pm, at the pergola

I. Adjournment of Meeting:

The meeting was adjourned at 7:31 p.m.



Respectfully Submitted,

Diana Terra

ACD/HOA Secretary