

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

**A. Opening Meeting**

**1. Determination of Quorum**

The meeting was called to order by President Bill Bulfer at 6:01 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 November 7, 2019.

**3. Welcome Guest Members –**No guests were present

**4. Additions/changes to the agenda –**None

**B. Owner Comments & Letters:**

Unit 27 reported a dip in water pressure.

Unit 28 reported a noticeable difference in heat of water between kitchen and elsewhere

**C. Review & Acceptance of Minutes**

D.2.a. transfers were amended to \$13,200.00 from Paint/Trim Fascia and \$4,500.00 from Stucco. Luis moved to accept the October 2019 minutes as amended.. The motion was seconded by Bill and approved unanimously.

**D. Financial Reports**

**1. Review Financial Reports**

Joe reviewed the October 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 October 2019. On 10/31/19 the *Checking* account balance was \$19,023.42 and the *Savings* account was at \$125,272.27

b. The regular reserves allotment of \$2,433.42 was transferred from checking to savings. Additional transfers were made from Savings to Checking to reimburse the Operating Account for Reserves expenditures: \$13,200.00 from Paint/Trim Fascia for Paul Standen's work; and \$4,500.00 from stucco in anticipation of Kevin Fischer's work.

**c. MPUD**

Water usage has decreased by 55,500 gallons; a \$154.00 decrease in MPUD fees for the month of October

**3. Preliminary Discussion of 2020 Budget**

The Final Draft was reviewed. Line 22, Reserves Study Fee, was amended from \$1,500.00 to \$500.00 since \$500.00 was budgeted and collected in both 2018 and 2019. The \$1,000.00 difference was added to line 39, Contingency Fund, for unanticipated minor repairs.

Diana moved to approve and adopt the 2020 Budget as amended. Luis seconded the motion and it was approved unanimously. ACD HOA assessments to remain at \$360.00/month.

*Members can view this initial 2020 Budget Draft on the “documents” page of [www.acdhoanewsdesk.info](http://www.acdhoanewsdesk.info)*

*Financial records are available for membership to review by appointment*

#### **E. Reserves Study Recommendations 2017-19**

- 1. Development Name Monument:** Kevin Fischer’s due on-site by the end of November.
- 2. Entrance Pillars:** Kevin Fischer’s due on-site by the end of November.
- 3. Exterior Lights**—Carolyn reported the flood light at the end of the last car port is out. Harry to address.
- 4. Paint: carports, patio fences, rails, and window trim**  
Casey is willing to paint but has declined patio fence repairs. Joe is contacting another provider to complete the fence repairs.
- 5. Asphalt Repairs/Seal Coat/Stripping**  
Postponed until next season
- 6. Concrete curbs and Valley Gutters**  
Pending Casey’s schedule.

#### **F. Old Business**

##### **1. Maintenance Grounds Review**

###### **a. Pool Pump and Drain**

Pump has been serviced. Replacement of drain cover is pending.

###### **b. Cat litter disposal**

No further issues.

###### **c. Abandoned Vehicle**

Vehicle was removed by lender.

###### **d. Faucet leaks**

Joe is seeking bids

###### **e. Other Issues**

Gutters were cleaned by Tristin Davis through PrideStaff

No other issues were brought to the Board’s attention.

##### **2. Termite Inspection Report**

Paul is currently finishing repairs to unit 29 and will move on to unit 19 as time allows.

Harry reported that Paul’s repairs in July came to a total of \$15,020.00. Paul’s repairs this Fall came to a total of \$27,337.82 for a year-end total of \$42,357.82.

Board to review Termite Inspection Report in January to determine future work.

##### **3. Unit 4 Patio fence repair**

Pending Kevin Fischer’s schedule.

##### **4. Roof Leaks**

All reported roof leaks have been repaired by Paul Standen

##### **5. Stucco Repairs – Units 1-4**

Kevin Fischer’s due on-site by the end of November.

**G New Business**

*Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, January 14, 2020, Unit 25*

**H. Adjournment of Meeting:**

The meeting was adjourned at 7:21 p.m.

*Diana Terra*

Respectfully Submitted,  
Diana Terra  
ACD/HOA Secretary