

**ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting – October 8, 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, 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 October 3, 2019.

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

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

**B. Owner Comments & Letters:**

Someone has been dumping cat litter into the creek by the covered bridge. Signs were posted to alert residents that litter should be placed in the garbage bins. One member objected to the posting of the signs.

**C. Review & Acceptance of Minutes**

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

**D. Financial Reports**

**1. Review Financial Reports**

Joe reviewed the September 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 ~~August~~ <sup>September</sup> 2019. On 9/30/19 the *Checking* account balance was \$18,719.22 and the *Savings* account was at \$140,534.27

The BOD has been paying Reserves Expenditures from the Operating Account. The need to reimburse the Operating Account for Reserves expenditures was discussed. After discussion it was determined that a total of \$17,7.00 could be transferred. Harry will make two separate transfers: \$13,200.00 from Paint/Trim Fascia, and \$4,500.00 from Stucco.

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

**c. MPUD**

No unusual changes

**3. Preliminary Discussion of 2020 Budget**

Reviewed/discussed the 2020 Budget Draft Proposal.. Harry proposed decreasing the Contingency Fund from \$7,515.00 to \$6,354.00. \$285.00 of this \$1,161.00 will be reallocated to Insurance. The remaining \$876.00 will be reallocated to the Reserves Fund Fee. HOA assessments to remain at \$360.00/month. A final Budget will be adopted at the November BOD meeting. *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 tomorrow
- 2. Entrance Pillars:** Kevin Fischer's due on-site tomorrow
- 3. Exterior Lights**—Harry has replaced all burned out lights except for two by the pool
- 4. Paint: carports, patio fences, rails, and window trim**  
Casey will begin work the week of October 22nd
- 5. Asphalt Repairs/Seal Coat/Stripping**  
Postponed until next season
- 6. Concrete curbs and Valley Gutters**  
Diana moved to hire Casey to complete the necessary minor repairs for \$100.00 or less. The motion was seconded by Harry and approved unanimously.

## **F. Old Business**

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

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

Pool service reprogrammed the pump but may need to reprogram again due to the power outage. Replacement of the pool drain is on their schedule.

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

Harry reported research of litter disposal. Cat litter is considered to be trash and is a biohazard when deposited in a waterway. Harry also removed the litter from the creek bed. Joe will make a flyer to be distributed to each unit directing residents to dispose cat litter in the garbage dumpsters. Bill thanked Harry for his research and cleaning efforts.

#### **c. Other issues**

A notice of towing was posted on the abandoned vehicle. Joe to call unit 14 again  
The faucets at units 29 and 30 have developed leaks. Harry has capped them. The BOD directed Joe to seek estimates for the repair of the five hose pipes that are currently capped.

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

#### **a. Status of Unit 13 repairs**

Paul is currently repairing unit 13.

#### **b. Standen**

##### **1. Fall Work**

Work completed on units 16 and 14. The BOD agreed to Paul repairing fascia to the first carport and roof leaks at units 11, 27, 28, 29, 14, and 19.

##### **2. Budgeting**

Pending transfers discussed under D2

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

Pending Kevin Fischer's schedule.

### **4. Roof Leaks**

Leaks to # 11, 14, 18, 19, 27, 28, & 29 -- Pending Paul Standen's schedule

### **5. Stucco Repairs – Units 1-4**

Kevin Fischer's due on-site tomorrow

**G New Business**

**1. Newsletter on Reserves Repairs**

Diana will post pictures and news on the Website

**2. Next Regular Board of Directors meeting:**

*Tuesday, November 12, 2019 at Unit 28*

**H. Adjournment of Meeting:**

The meeting was adjourned at 7:28 p.m.

A handwritten signature in blue ink, appearing to read "Diana Terra", with a long, sweeping flourish extending to the right.

Respectfully Submitted,

Diana Terra

ACD/HOA Secretary