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ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION  
Board of Directors Meeting – September 10, 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. Carolyn had to leave the meeting early.

**2. Proof of Notice of Meeting:**

Agenda was emailed to the BOD, posted at the mailboxes, and posted on the website September 5, 2019.

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

**4. Additions/changes to the agenda** –Bill added Recycling to New Business

**B. Owner Comments & Letters:**

There were no owner comments or letters

**C. Review & Acceptance of Minutes**

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

**D. Financial Reports**

**1. Review Financial Reports**

Joe reviewed the August 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 2019.

On 8/31/19 the *Checking* account balance was \$17,623.20 and the *Savings* account was at \$138,096.24.

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**

Harry presented an initial draft of the 2020 Budget. The insurance costs are up \$285.00. The Reserves Study Analysis recommends a 3% increase in Reserves Fund Allocation in 2020. This would amount to an increase of \$876.00. As most of the Reserves Study's recommended repairs for 2020 have already been addressed, Harry proposed reallocating \$1,161.00 from the Contingency Fund to cover these increases. By doing so, HOA Assessments could remain at \$108,000.00. The Board will continue to discuss the 2020 Budget at the October meeting. 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*

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

- 1. Development Name Monument:** Pending Kevin Fischer's schedule
- 2. Entrance Pillars:** Pending Kevin Fischer's schedule
- 3. Exterior Lights—**No current light issues
- 4. Paint: carports, patio fences, rails, and window trim**  
Pending Casey's schedule
- 5. Asphalt Repairs/Seal Coat/Stripping**  
Diana reported that the last Asphalt repairs were completed in September of 2017 according to archived minutes. Diana reported viewing several small cracks towards the middle and rear of the parking lot. The BOD to view and discuss next month
- 6. Concrete curbs and Valley Gutters**  
Diana reported that the concrete drain that extends from the curb behind unit #34 to the storm drain is cracked in multiple places, minor damage to the curb between units 17-27, and some enlarged gaps at the curb seams along the grass area beside unit 11. BOD to view these areas and discuss to the October meeting

**F. Old Business**

**1. Maintenance Grounds Review**

The Pool was inspected by the County. They noted that the we are required to have an operating chlorine pump; Harry is currently hand pouring chlorine into the pool to keep the chemicals balanced. The County also noted that the current pool drain cover is not up to code and must be replaced. The Pool Service is to address the chlorine pump and drain when they service the pool this week. Harry and Carolyn are researching chlorine tablets that do not increase cyanuric acid levels.

Harry reported that two abandoned vehicles were in the lot last week. One car was removed today by the owner. The second car belongs to a relative of an ACD member/owner who abandoned a previous car on our lot last year. Harry and Joe to monitor and proceed with notice to tow if the vehicle is not removed.

**2. Termite Inspection**

**a. Status of Unit 13 repairs**

Pending Paul Standen's schedule

**b. Discussion of Fall work**

Pending Paul Standen's schedule

**3. Unit 4 Patio fence repair**

Pending Kevin Fischer's schedule.

**4. Roof Leaks**

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

**5. Stucco Repairs – Units 1-4**

Pending Kevin Fischer's schedule.

**6. Travelers Insurance**

Renewal policy arrived. Premium increase from \$8,872.00 to 9,157.00

*Members can access the policy on the "documents" page of [www.acdhoanewsdesk.info](http://www.acdhoanewsdesk.info)*

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**G New Business**

**1. Recycling**

Bill noted that Harry has been collecting CRV items from both the garbage and recycle bins and asked if he needed help with his efforts. Harry has been using the money from his recycling efforts to purchase replacement light bulbs and pool test kit needs for the HOA.

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

*Tuesday, October 8, 2019, 6:00 pm, at the covered bridge*

**3. Adjournment of Meeting:**

The meeting was adjourned at 7:32 p.m.

Respectfully Submitted,  
Diana Terra  
ACD/HOA Secretary