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

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by President Bill Bulfer at 6:02 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 March 6, 2019.

3. Welcome Guest Members –No guests were present

4. Additions/changes to the agenda – none

B. Owner Comments & Letters:

Harry received an email concerning gutter issue between units 2 & 3 (see old business)
Received a letter from Unit 4 concerning assessment payment, Joe reposted that the assessment was misapplied to an owner with a similar name. Joe reported that he had called #4 and resolved the issue.

Letter received for #4 concerning tenants request to install a satellite dish on the roof. Joe was directed to call and give permission for an under-eave installation.

Received a Contractor reference from unit 4

Received a message from unit 27 renter stating that he is leaving due to propane cost. Bill to send Joe a copy of his propane statement. Joe will review with Campora and ask if they can improve on Suburban's service. He will also take Campora's offer back to Suburban and ask if they are willing to modify current service.

C. Review & Acceptance of Minutes

Annual Member meeting date correct from 4-2-19 to 4-27-19. Carolyn moved to accept the February 2019 minutes as corrected. The motion was seconded by Luis 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 February 2019.

2. Treasurer's Report

a. Harry Steed, Treasurer, reviewed the checking and savings bank statements and transactions for February 2019. On 2/28/19 the *Checking* account balance was \$35, 560.49 and the *Savings* account was at \$123, 452.63.

b. The regular reserves allotment of 2,404.16 was transferred from checking to savings in January. An additional transfer of \$58.52 (29.26/mo.) was transferred in to reconcile the January/February budgeted reserves allotment of \$2,433.42/month for the 2019 year.

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c. Financial Review

BHLF LLC Joe is still finalizing with BHLF.

d. MPUD

Bill, Harry, Joe, and Casey to meet with MPUD on the property to verify the units and irrigation connected to each water main.

Harry reported that 14 owners have paid the Special Assessment in full. Six owners have made monthly installments. Five owners have not made installments to date.

Financial records are available for membership to review by appointment

E. Committee Reports

Audit Committee – As no other members have come forward to serve on the committee, the BOD will review BHLF LLC's Financial Review when it is received

F. Reserves Study Recommendations 2017-18

1. **Sagging substructure, car port 17-20, 27 & 28** – Repair in progress
2. **Development Name Monument:** Pending Kevin Fisher's schedule
3. **Entrance Pillars:** Pending Kevin Fisher's schedule
4. **Exterior Lights**—Light out in first carport. Joe will look for estimates on down casting light fixtures to consider for lights near unit windows.
5. **Pool Filter**-- Joe to call Pool Service and ask for recommendations
6. **Pool Transformer**-- Joe to call Pool Service and ask for recommendations
7. **Pool Intermatic Timers**-- Joe to call Pool Service and ask for recommendations
8. **Arbors x 6**—tabled
9. **Paint carports**—pending repairs
10. **Paint Patio yard fences**-- tabled

G. Old Business

1. Maintenance Grounds Review

--Units 11 & 12 report no leaks since last roof repair. No heavy rain since # 19's last repair. ----

--Units 15, 27 & 28 roofs are pending repair.

--Jesse Tanton coming this week to clean gutters.

2. Termite Inspection

Barge rafter repair--Paul Standen to start after carport is finished.

Second opinion on the presence of termites at units 2, 3, & 14 is pending

3. Flooding/Drainage Issues

Flooding/drainage issue behind units 32 & 33 is in progress. Drainage to pavement has been established, sealing of metal plate pending weather conditions.

A low spot on the lawn in front of Units 32 & 33 causes water to pool across the sidewalk. In heavy rains water pools just outside front entrances. Casey recommends installing a pipe from the low spot, across the lawn to the creek, in order to resolve this issue.

Diana moved to hire Casey to trench and lay the pipe and drain for \$300.00 or less. The motion was seconded by Carolyn and approved unanimously.

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4. Unit 4 comment/letter received in January

Pending Kevin Fisher's schedule.

5. Roof Replacement Estimates

Joe working on obtaining estimates. Metal roof estimates are taking more time. Bill to consult with a contractor he knows in Merced

6 Handyman Research

Sierra Pines Property Management is currently working with two new handymen. Joe will approach them about using Pride Staff if they work out.

7 Newsletter

Newsletter delayed until the second quarter

8 Annual Membership Meeting

Confirmed for April 27, 2019 from 10:00am – 1:00pm at United Methodist Church Hall. BOD requested that Committees and Garbage/Recycle be added to New Business. Diana to email Agenda and last year's Minutes Draft to Joe by Friday. Joe will prepare packets and mail to members by March 22nd.

H New Business

1 Next Regular Board of Directors meeting:

Tuesday, April 16, 2019, 6:00 pm, unit #28

I. Adjournment of Meeting:

The meeting was adjourned at 8:11 p.m.



Respectfully Submitted,
Diana Terra
ACD/HOA Secretary