

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – January 14, 2020

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by President Bill Bulfer at 6:00 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 January 10, 2020

3. Welcome Guest Members –No guests were present

4. Additions/changes to the agenda –Taxes and Annual Membership meeting

B. Owner Comments & Letters:

No comments or letters were submitted

C. Review & Acceptance of Minutes

Luis moved to approve the November 2019 minutes as written. The motion was seconded by Carolyn and approved unanimously.

D. Financial Reports

1. Review Financial Reports

Joe reviewed the 2019 November and December Profit & Loss YTD, Balance Sheets 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 November-December of 2019. On 11/30/19 the *Checking* account balance was \$15,432.18 and the *Savings* account was at \$127,709.88. On 12/31/19 the *Checking* account balance was \$19, 499.85 and the *Savings* account was at \$126, 186.68.

b. The regular reserves allotment of \$2,433.42 was transferred from checking to savings for both November and December. The reserves allotment for 2020 will change to \$2506.42. An additional transfer was made from the Savings to Operating account in the amount of \$3, 961.00 to reimburse the operating account for the reserves roof/barge rafter repairs completed in November.

c. MPUD

Water usage on meter 55 is up 2,000-4,000 gallons

d. Taxes

Harry reported that last years tax preparer has declined to prepare our 2020 tax reports

3. Review of 2019 Special Assessment

All owners have paid in full

Members can view this initial 2020 Budget Draft on the “documents” page of www.acdhoanewsdesk.info

Financial records are available for membership to review by appointment

E. Reserves Study Recommendations 2017-19

- 1. Development Name Monument:** Postponed due to weather
- 2. Entrance Pillars:** Postponed due to weather
- 3. Exterior Lights**—All outside lights currently working
- 4. Paint: carports, patio fences, rails, and window trim**
Casey will paint rails and window trim when weather allows. Joe to approach Mr. Riddle regarding the carports and patio fence repairs and paint.
- 5. Asphalt Repairs/Seal Coat/Stripping**
Postponed until May
- 6. Concrete curbs and Valley Gutters**
Casey to repair pending weather..

F. Old Business

1. Maintenance Grounds Review

a. Pool Drain

Pool service has not replaced the drain. Carolyn mentioned that R&R has been replacing many pool drains in the County.

d. Faucet leaks

Jim Allen submitted an estimate of \$125.00 per faucet if they require replacement. There was discussion that some may only require a gasket replacement.

Diana moved to authorize Joe to hire a plumber to complete the repairs to the faucets at units 27, 28, 15, 2, 17, and 29/30, approving an expenditure of no more than \$750.00. Bill seconded the motion and it was approved unanimously.

c. Other Issues

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

2. Termite Inspection Report

Currently seeking a Pride Staff handyman to complete fence and carport repairs. Waiting for Paul Standen’s availability in the Fall to continue barge rafter and roof repairs.

3. Unit 4 Patio fence repair

Completed to owner’s satisfaction

G New Business

- 1.** *Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, February 14, 2020, Unit 25*
- 2.** Mountain Aire was hired to replace the chimney cap on unit #24
- 3.** Harry reported that he recently hired AJ Berdugo to repair his furnace. The contractor found a gas leak in the furnace cabinet, caused by an aged furnace part. Diana to post an alert on the website to other gas furnace owners.
- 4.** Bill asked that planning of the Annual Membership Meeting be added to February’s Agenda
- 5.** Discussion of reviewing the 2017 Reserves Study Analysis Report (RSAR) to make request for changes to the 2020 study in an attempted to clear up discrepancies between the RSAR and the CCR’s

H. Adjournment of Meeting:

The meeting was adjourned at 7:37 p.m.

Respectfully Submitted,

Diana Terra

Diana Terra
ACD/HOA Secretary