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Approved
5-12-20

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Executive Session Meeting – April 17, 2020

The meeting was called to order by President Bill Bulfer at 6:00 p.m.

Carolyn Coder – Vice President, Harry Steed -- Treasurer, Diana Terra -- Secretary, and Luis Mercado were present.

Notification of meeting was through e-mail from Bill Bulfer, who received confirmation from all directors.

The meeting was called by Bill, in executive session, to discuss personnel issues, Carolyn's progress on Propane research, May BOD meeting, rescheduling of the Annual Member meeting, Treasure's report, and communication issues were added to the agenda.

Carolyn met with Suburban Propane to get clarification of the tiers on the billing invoices and discuss current rates that ACD members are being charged. Based on the information she received, Carolyn determined that she has been paying \$.0499 per gallon. ACD's original agreement with Suburban included a minimum charge of \$12.00 per unit, per billing period, regardless of whether the unit used propane during the billing period. This number is reflected in the First Tier on billing invoices. If a unit uses more than \$12.00 in a billing period, the tier one minimum charge is subtracted from tier 2. She reported that the meter readings are in 100ths of cubic feet. So, the meter reading divided by 100 is the amount of cubic feet used. There are 35.97 cubic feet to 1 gallon of propane. (Note that the propane in the tank is in liquid form, the meters read propane in gas form).

.Carolyn also met with the County Sealer for clarification on inspection requirements. Carolyn reported that the County Sealer inspected the meters onsite and noted that they are all out of compliance. After a follow-up call with Suburban, Carolyn stated, that it appears that Suburban has been cited for not keeping their meters properly inspected. Suburban told Carolyn that they will begin the process of replacing meters after the COVID restrictions are eased, since they will need to have access to the inside of each unit. Suburban further stated that they have removed the \$12.00 minimum charge as of April 17, 2020. They are also reducing price per gallon of propane by 30%, (from .0499¢ per gallon .0281 ¢ per gallon) starting the next billing period.

Carolyn is working on obtaining rates from other propane providers. As the meters belong to the providing company, a decision needs to be made before the current meters are replaced. Bill will be sending a letter to all members who have propane.

As the By Laws require the Treasurer to report monthly to the BOD, Harry reviewed the checking and savings bank statements and transactions for March 2020. On 3/31/20 the *Checking* account balance was \$16,971.01 and the *Savings* account was at \$133,717.42

To improve communication with Board members and Membership The board discussed using text messages as well as email outside of meetings. To improve communication with the membership, there was a discussion of adding a g-mail address to the website and using ZOOM

DRAFT

Video Conferencing for future meetings ZOOM would require e-mail address for all members. Diana will work on adding a g-mail address to the website. Luis will explore ZOOM.

1. Carolyn to obtain rates from other Propane companies
2. Bill to speak with Joe Topper and obtain an update contact list for the entire membership
3. Bill to send a letter to members who have propane meter summarizing current information obtained and notifying them of an upcoming voted.
4. Diana to obtain a g-mail account for the Association
5. Luis to explore the use of ZOOM for future meetings

A meeting of the BOD was scheduled for Tuesday, May 12, 2020, at 6:00 pm, at the covered bridge. Rescheduling of the Annual Member Meeting will be determined at the 5/12/20 meeting.

The meeting was adjourned at 7:27 pm

Respectfully Submitted,



Diana Terra
ACD/HOA Secretary