

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

A. Opening Meeting

1. Call to Order

The meeting was called to order by President Bill Bulfer at 6:01 p.m.

2. Determination of Quorum

Joe Topper, Property Manager, Carolyn Coder – Vice President, Harry Steed -- Treasurer, and Diana Terra -- Secretary were present.

3. Proof of Notice of Meeting:

Agenda was emailed to the BOD, posted at the mailboxes and on the Website 7/8/20

4. Welcome Guest Members –No guests were present

B. Owner Comments & Letters:

One owner commented that windows and railings may not need to be painted. Carolyn noted that her window needs to be resealed. Casey reported that the trunk of the oak tree beside covered bridge is hollow.

C. Review & Acceptance of Minutes

Carolyn moved to approve the June 2020 minutes as written.. The motion was seconded by Bill and approved unanimously.

D. Financial Reports

1. Review Financial Reports

Joe reviewed the June 2020 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 June 2020. On 6/30/20 the *Checking* account balance was \$16,298.08 and the *Savings* account was at \$141,240.12.

b. The regular reserves allotment of \$2506.42 was transferred from checking to savings. Harry recommends reimbursing the operating account \$5,500.00 (from the reserves acct.) for the reserve's expenditure of carport and fence work.

3. In-rears Assessments

The unit that was two months in rears is paying extra monthly and should be caught up by the end of the year.

The other unit needs an additional \$32.00 to be completely caught up.

Financial records are available for membership to review by appointment

E. Reserves Study Recommendations 2017-19

1. Repair/Paint carports --Completed

2. Repair/Paint patio/wood fences –Some touch ups are still needed

3. **Paint rails and window trim** BOD to walk through complex after meeting and note areas that do need painting. Joe to ask Tistin to bid the work of painting and resealing windows.
4. **Concrete curbs** Completed.
5. **Repair/Paint trim/facia** Pending Paul Standen's schedule
6. **Concrete tile and roof repairs** Pending Paul Standen's schedule
5. **Asphalt Repairs/Seal Coat/Stripping** Cal Paving has not submitted bid. Joe will approach contractors in Merced and Chowchilla.
6. **Asphalt Seal Coat/Stripping** Cal Paving has not submitted bid. Joe will approach contractors in Merced and Chowchilla.
9. **Monument Sign painting** Pending Coder family's schedule. Carolyn to unbolt the sign from the monument so that it can be painted in the shade.

F. Maintenance Grounds/Common Area Review

1. **Landscape** No concerns
2. **Pool** Chlorine pump was repaired by pool service; invoice has not been submitted. Vacuum is out for repair, estimated at \$150.00. Pool edge tiles need caulking repair and skimmer flapper needs to be replaced. Carolyn to approach Don's Pool Service and Thrashers for service estimates.
3. **Exterior Light** Harry is still experimenting with the solar light. Need to purchase new strings of Malibu lights.
4. **MPUD**
Water usage is up. Leak in the box behind unit #25 needs to be repaired.

G. Old Business

1. **Annual Membership Meeting Planning/Preparation**
Postponing until Fall
2. **Reserves Study Review/Preparation**
Walla Services to email paperwork to Joe soon
3. **Faucet leaks**
Approaching Palomar Plumbing
4. **Propane Research**
Carolyn recommends staying with Suburban. Bill to sign the agreement. Carolyn will call Suburban about meter calibration/inspection scheduling.
5. **Zoom Research**
Determined not to be feasible at this time.
6. **Carport Brackets**
Approaching Jesse Tanton for repair

G New Business

1. **Tree Trim/Removal**
Joe to approach All Around Tree for estimate of removal/trim the oak tree by the covered bridge.
2. **Next meeting**
Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, August 11, 2020, at the covered bridge

H. Adjournment of Meeting:

The meeting was adjourned at 7:16 p.m.

Respectfully Submitted,



Diana Terra
ACD/HOA Secretary

APPROVED AND FORWARDED: _____
DATE: _____