

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – June 9, 2020

A. Opening Meeting

1. Call to Order

The meeting was called to order by President Bill Bulfer at 6:05 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 June 4, 2020

4. Welcome Guest Members –No guests were present

B. Owner Comments & Letters:

Harry reported that one owner complained about barking dogs. Owner of dogs agreed to keep curtains closed.

C. Review & Acceptance of Minutes

A correction to G.4. (JS West Propane instead of JC) was made. Carolyn moved to approve the May 2020 minutes as corrected. The motion was seconded by Harry and approved unanimously.

D. Financial Reports

1. Review Financial Reports

Joe reviewed the May 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 May 2020. On 5/31/20 the *Checking* account balance was \$20,614.49 and the *Savings* account was at \$138,732.55.

b. The regular reserves allotment of \$2506.42 was transferred from checking to savings.

3. In-rears Assessments

One unit continues to be two months (plus interest) behind on assessments. Joe has sent 3 letters and spoken to owner by phone once. Subsequent phone messages were left but owner did not respond. Both Harry and Joe have left notices at the unit's front door. After discussion the board agreed to send a Pre-Lien letter to the owner with the suggestion that payments of \$30.00/mo. can be made until the debt is payed off.

A second unit paid one month by money order. The money order was lost before cashing. They have not been assessed interest or late charges but were asked to have original money order canceled and send another payment. Board decision was to send a letter asking the unit's owner to resubmit payment.

Financial records are available for membership to review by appointment

E. Reserves Study Recommendations 2017-19

1. **Repair/Paint carports** --Most of the work was completed last week but needs some touch up
2. **Repair/Paint patio/wood fences** --Most of the work was completed last week but needs some touch up
3. **Paint rails and window trim** Pending weather and Casey's schedule
4. **Repair/Paint trim/facia** Pending Paul Standen's return in the Fall
5. **Asphalt Repairs/Seal Coat/Stripping** On Cal Paving's schedule
6. **Asphalt Seal Coat/Stripping** On Cal Paving's schedule
7. **Concrete tile and roof repairs** Pending Paul Standen's return in the Fall
8. **Concrete curbs** Pending weather and Casey's schedule.
9. **Monument Sign painting** Pending Coder family's schedule

F. Maintenance Grounds/Common Area Review

1. **Landscape** No concerns
2. **Pool** Vacuum needs to be repaired. Pool Service is looking for parts. BOD has had some dissatisfaction with current pool service. Carolyn volunteered to research other Pool Service companies.
3. **Exterior Light** Harry is still experimenting with the solar light but is pleased with it's functioning.
4. **MPUD**
Water usage varies as usual

G. Old Business

1. **Annual Membership Meeting Planning/Preparation**
To be rescheduled when State/County reopening is at stage 3
2. **Reserves Study Review/Preparation**
Waiting on paperwork from Walla Services
3. **Faucet leaks**
Jim Allen will be coming on June 15.
4. **Propane Research**
Carolyn is drafting a letter to members with propane heaters summarizing her research.
5. **Zoom Research**
No further reports

G New Business

1. Carports

The support posts on the last carport is missing several screws on each facia bracket. Upper part of the brackets are not held securely to the facia causing gaps. Joe will ask Jesse Tanton to re-secure with new screws.

Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, July 14, 2020, at the covered bridge

H. Adjournment of Meeting:

The meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Diana Terra". The signature is written in a cursive style with a long, sweeping tail on the "a" at the end.

Diana Terra
ACD/HOA Secretary