

**ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting – November 10, 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, Diana Terra – Secretary and Luis Mercado—Member at Large were present.

**3. Proof of Notice of Meeting:**

Agenda was emailed to the BOD, posted at the mailboxes and on the Website 11/5/20

**4. Welcome Guest Members –No guests were present**

**B. Owner Comments & Letters:**

None.

**C. Review & Acceptance of Minutes**

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

**D. Financial Reports**

**1. Review Financial Reports**

Joe reviewed the October 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 October 2020. On 10/31/20 the *Checking* account balance was \$11,983.54 and the *Savings* account was at \$151,270.76.

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

Harry moved to reimburse the Operating Account for 2020 Reserves expenditures with the transfer of funds occurring by the end of December. The motion was seconded by Carolyn and approved unanimously.

**3. 2021 Budget Proposal Draft**

Diana moved to ratify the 11/10/20 Budget Proposal as presented by Harry. Carolyn seconded the motion, and it was approved unanimously. The 2021 Ratified Budget will be posted at [www.acdhoanewsdesk.info](http://www.acdhoanewsdesk.info)

*Financial records are available for membership to review by appointment*

**E. Reserves Study Recommendations 2017-19**

**1. Repair/Paint patio/wood fences**

52 uncommon boards are needed. Joe is having trouble finding replacements. Joe has found similar boards that are ¼ inch thinner. Diana suggested rebuilding some patios with the new boards and using the good boards removed from those patios to repair the remainder of the patios. Repairs have been delayed until Spring due to weather.



**2. Paint rails and window trim** --(Triston) delayed due to weather

**3. Repair/Paint trim/facia**

Joe called Paul Standen during the meeting. Paul could be available to continue fascia/roof repairs if there is enough work available. Diana moved to hire Paul Standen to continue fascia repairs with expenditures up to \$10,000.00. Carolyn seconded the motion. It was suggested that Paul address Units 11 & 12, the Creekside of Units 23-26, and the first carport. The motion carried unanimously.

**4. Concrete tile and roof repairs**--See E.3 above

**5. Asphalt Repairs/Seal Coat/Stripping**--C Gibson Paving to complete in the Spring unless weather conditions allow sooner.

**6. Asphalt Seal Coat/Stripping**--See E.5. above

**F. Maintenance Grounds/Common Area Review**

**1. Landscape**—Mulberry trees ready to be pruned to nubs

**2. Pool**—Skimmer flap needs to be replaced

**3. Exterior Light**—LED lights to be installed by Casey (front of Units 17-20 & side of Unit 1)

**4. MPUD** No significant changes

**G. Old Business**

**1. Annual Membership Meeting Planning/Preparation**

Postponed until next year due to COVID. Notice of delay to be included in annual mailing

**2. Reserves Study Review/Preparation**—Received, reviewed by the BOD and posted to the documents page of the website

**3. Faucet leaks**

No current known leaks

**4. Carport Brackets**

Pending Triston's schedule

**5. Vehicle Violations**

Unregistered pick up has been removed. Unit 23 currently has a vehicle with expired tags.

Harry has spoken to the vehicle owner who stated that he is working with the DMV

**6. PG&E**—No issues

**H. New Business**

**1. Other**

Grounds Maintenance and Management Contracts need to be reviewed and renewed. Last review was February of 2019

**2. Next meeting**

*Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, January 12, 2021, Unit 25*

**H. Adjournment of Meeting:**

The meeting was adjourned at 7:39 p.m.

Respectfully Submitted,  
Diana Terra  
ACD/HOA Secretary

