

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – October 13, 2020

A. Opening Meeting

1. Call to Order

The meeting was called to order by President Bill Bulfer at 6:06 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 10/8/20

4. Welcome Guest Members –No guests were present

B. Owner Comments & Letters:

Carolyn reported noise from unit 23 in the early morning hours.

C. Review & Acceptance of Minutes

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

D. Financial Reports

1. Review Financial Reports

Joe reviewed the September 2020 Profit & Loss YTD, Balance Sheets and Budget vs Actual reports for the checking (operating) and savings (reserves) accounts.

2. Treasurer's Report

a. Joe reviewed the checking and savings bank statements and transactions for September 2020.

On 9/30/20 the *Checking* account balance was \$10,018.87 and the *Savings* account was at \$148,763.06.

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

3. 2021 Budget Proposal Draft

No changes from the September Proposal. Proposed budget is posted at 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 them.

2. Paint rails and window trim Pending Triston's schedule

3. Repair/Paint trim/facia Pending Paul Standen's schedule

4. Concrete tile and roof repairs Pending Paul Standen's schedule

5. Asphalt Repairs/Seal Coat/Stripping C. Gibson Paving is tentatively scheduled for 11/19/20-11/20/20.

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

7. Monument Sign painting Completed

F. Maintenance Grounds/Common Area Review

1. **Landscape** Oleander needs to be trimmed away from the Stop sign and the Address sign
2. **Pool** Pump was running continuously around the 11th of September. Harry shut it off and notified pool service. Pool service found no problems. Pump has been running properly since servicing.
3. **Exterior Light**
Harry is still experimenting with the solar light.
Malibu lights are no longer available. Joe reported that LED lights are available for approximately \$15-18/a light. With cordage and transformers Joe estimates that the Malibu lights can be replaced for \$400.00. Carolyn moved to spend up to \$550.00 for led lights, cord, transformers and installation costs to replace the Malibu lights. The motion was seconded by Diana and approved unanimously.
4. **MPUD** No significant changes

G. Old Business

1. **Annual Membership Meeting Planning/Preparation**
Postponed to November
2. **Reserves Study Review/Preparation**
Walla Services walked the property in September. They estimate 4-6 weeks to complete the report.
3. **Faucet leaks**
Unit 30 needs a cap
4. **Carport Brackets**
Pending Triston's schedule
5. **Vehicle Violations**
Unregistered pick up belonging to Unit 1 renter has not been removed.
6. **PG&E**
KW use doubled on one meter. Probably the pool pump problem (See F.2.)


G New Business

1. **Other**
No other New Business
2. **Next meeting**
Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, November 10, 2020,. Unit 28

H. Adjournment of Meeting:

The meeting was adjourned at 6:45 p.m.

Respectfully Submitted,



Diana Terra
ACD/HOA Secretary