

**ACUERDO CON DIOS—HOMEOWNERS ASSOCIATION**  
**Annual Membership Meeting**  
**May 22, 2021**

**A. Call to Order**

The meeting was called to order by President, Bill Bulfer at 10:05 am.

**B. Determination of Quorum**

Mary Ann Bryant, Lana Barnett, Candy O'Donel Browne, Diana Terra, Harry & Ann Steed, Richard Hall, Terry Redding, Luis Mercado, William Bulfer, Carolyn Coder, and Virginia Van Meter were present. In addition, proxies were received from Jack & Carole Mueller, Jeanette DeWorken, Ron & Elisabet Hiatt, and Jefferey Nicholas.

**C. Proof of Meeting Notice**

The meeting notice and proxies were emailed to the membership on May 11, 2021. Agendas were emailed at a later date.

**D. Member Comments**

None

**E. Review & Acceptance of Minutes**

A Membership meeting was not held in 2020 due to the pandemic. Joe Topper, Property Manager, distributed copies of the April 27, 2019 Minutes. Virginia moved to waive the reading of the minutes and accept them as written. The motion was seconded by Candy and approved unanimously.

**F. Financial Reports**

Joe distributed copies of and reviewed the May 22, 2021, Balance Sheets for both the Checking and Savings Accounts, as well as the Reserves Component List.

**G. Officer's Reports**

**1. President**

Bill reported the reserves repairs that were completed since the last Membership meeting. He noted that last years scheduled repairs were postponed due to the pandemic but were currently being addressed.

**2. Treasurer**

Harry reported on the Treasurers log of assessments received. He distributed copies of the Checking Account Statement (for April 2021) and reviewed it with the membership. He also reviewed the Savings Account for April 2021. Harry distributed and reviewed the 2021 Ratified Budget. In addition, he briefly reviewed the 2020 Reserve Study Funding Recommendations. Harry noted that an increase of Assessments (HOA fees, line 4 of the budget) was avoided this

year by redistributing money from 2019 Contingency Fund (line 39 of the budget) to cover the increase in cost of Insurance, Trash, and MPUD. An increase in Assessments may not be avoidable next year especially if insurance and utility costs are increased.

### **3. Secretary**

Diana distributed [www.acdhoanewsdesk.info](http://www.acdhoanewsdesk.info) website information, noting information that can be found and documents that can be downloaded by the membership.

## **H. Old Business**

Harry reminded the membership that Roberta Standen (owner of property bordering ACD) paid for half of the cost of the Covered Bridge repairs with the understanding that ACD HOA would not impede her access to her adjoining property if it should be developed in the future.

## **I. New Business**

### **1. Carport Structural Support**

Bill distributed pictures of the structural issues of the last parking structure. It is believed that weight of the roof tiles has caused the C Channel that supports the trusses to bow and twist, popping out several screws that attach the C Channels to the brackets at the top of the posts. Repair options that were discussed at the last Board of Directors meeting were presented.

### **....2. Election of Directors**

Diana explained that according to the By Laws, the terms of three directors end in alternating years with the terms of two directors. Bill's, Carolyn's and Luis' terms ended in 2020, Diana's and Harry's terms ended with the current meeting. In order to comply with the By Laws, three directors need to be elected to a two-year term and two directors need to be elected to a one-year term.

Virginia Van Meter and Harry Steed volunteered to serve a one year. Diana Terra, Bill Bulfer, and Luis Mercado volunteered to serve a two-year term. This slate of directors was elected by a unanimous show of hands.

### **3. Davis Stirling Code regarding Elections**

Harry noted that if there were more nomination than positions available the Davis Stirling act would require us to vote by ballot and hire an independent ballot counter.

## **J. Adjournment**

The meeting was adjourned by President, Bill Bulfer at 11:13 am.

Respectfully submitted by,

Diana Terra  
ACD HOA Secretary