

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – August 10, 2021

A. Opening Meeting

1. Call to Order

The meeting was called to order by President Bill Bulfer at 6:00 pm

2. Determination of Quorum

Harry Steed—Treasurer, Diana Terra—Secretary, Ginger VanMeter—Dir. at Large, and Joe Topper--Property Manager, were in attendance.

3. Proof of Notice of Meeting:

Agenda was emailed to the BOD and posted at the mailboxes and on the Website 8/5/21.

4. Welcome Guest Members –Unit 27 escrow buyer, Ron was present

B. Owner Comments & Letters:

Harry mentioned the red truck without current tags that was asked to be removed from our parking lot, is now parked on the adjacent property by our monument sign.

C. Review & Acceptance of Minutes

Bill moved to accept the July Minutes as written. The motion was seconded by Ginger and approved unanimously.

D. Financial Reports

1. Review Financial Reports

Joe reviewed the July 2021 Profit & Loss YTD, Balance Sheets for the checking (operating) and savings (reserves) accounts.

2. Treasurer's Report

a. Harry reviewed the checking and savings bank statements and transactions for July 2021. On 7/31/21 the *Checking* account balance was \$31,092.09 and the *Savings* account was at \$156,158.14.

b. The regular reserves allotment of \$2,581.58 was transferred from checking to savings.. An additional \$7,982.00 was transferred from savings to checking to reimburse the operating account for the asphalt reserves expenditures.

Financial records are available for membership to review by appointment

E. Reserves Study Recommendations 2017-19

1. Paint rails and window trim --(Casey)

To be started in the coming week

2. Repair/Paint trim/facia (Paul Standen/Salonen)

Have not received responses to messages for Standen or Salonen

3. Concrete tile and roof repairs (Paul Standen/Salonen)

Have not received responses to messages for Standen or Salonen

4. **Asphalt Repairs—divot issue -** (C Gibson Paving)
Completed. Gibson to address concerns for tire marks and divots in pavement Aug./Sept..
5. **Intermatic Low Volt Lights** (Tanton)
Pending Jesse Tanton's schedule

F. Maintenance Grounds/Common Area Review

1. **Landscape**
Hose bibb at unit 30 is leaking and needs a cap
2. **Pool**
Nothing new to report
3. **Exterior Lights**
Nothing new to report
4. **MPUD/ Discrepancies**
Total cost is up \$114 over last month. Water usage is up to 126K gallons from 109K gallons last month.

G. Old Business

1. **Carport Brackets** (Bill/Harry)
Bolts have been purchased but no work has been done. Joe will call Roberta Standen to report the design problem and ACD's plans for repair since part of the structure is on her property.
2. **Drainage planter behind units 15 & 16**
On Casey's list.
3. **Units in need of repair**
 - a. **Unit 33** Joe repaired the drywall to satisfy escrow requirements. First on list for facia repair when a roofer is available.
 - b. **Unit 27** Currently in escrow. No problems reported yet.
 - c. **Unit 20** Repairs being made by owner. Currently on the market
 - d. **Unit 28** Leak detector coming tomorrow to trace down leak in laundry closet
4. **Pool Furniture**
Pine Villa has ordered new furniture, their old furniture should become available by the end of the month.
-5. **Water Heater Doors**
Five solid core doors were purchased for \$993.00. Joe will be taking the old doors to Oakhurst matching. Casey will bring new doors back than paint and install.

H New Business

1. Other New Business

Harry reviewed Insurance agent's email. No new carrier is willing to take us on due to fire rating in our area. Estimate of a separate policy for fire coverage is too high. Currently looking at California Fair Plan (CFP) to cover fire damage. Estimate for CFP should be received soon. Insurance cost for Sept. 2021-August 2022 is likely to be substantially higher.

2. Next Regular Board of Directors meeting

Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, September 14, 2021, at the covered bridge.

I. Adjournment of Meeting:

The meeting was adjourned at 7:00 p.m.

Respectfully Submitted,



Diana Terra
ACD/HOA Secretary