

**ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting – December 14, 2021**

**A. Opening Meeting**

**1. Call to Order**

The meeting was called to order by President Bill Bulfer at 5:57 pm

**2. Determination of Quorum**

Luis Mercado—Vice President, Harry Steed—Treasurer, Diana Terra—Secretary, and Ginger VanMeter—Dir. at Large, were in attendance. Joe Topper—Property Manager was not able to attend due to road conditions.

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

Agenda was emailed to the BOD and posted at the mailboxes and on 12/7/21.

**4. Welcome Guest Members –Rhonda unit 33 and Ron unit 27 were in attendance**

**B. Owner Comments & Letters:**

Harry reported the unit 1 renter complained about noise in the front of the complex. All Heat Pumps that have been replaced by owners had iced over. Their motors were running but the blades were not spinning causing the noise. Old AC units run heat and air separately and were not affected by the icy weather. Ice was melted from the AC with heated water and the noise issue was resolved.

**C. Review & Acceptance of Minutes**

Ginger moved to accept the November minutes as written. The motion was seconded by Harry and passed unanimously.

**D. Financial Reports**

**1. Review Financial Reports**

Harry reviewed the Profit & Loss Budget vs Actual that Joe emailed to the board. The rest of the Nov/Dec financials will be reviewed by Joe and the Board in January, as is usual.

**2. Treasurer's Report**

a. Harry reviewed the checking and savings bank statements and transactions for November 2021. On 11/30/21 the *Checking* account balance was \$28,267.36 and the *Savings* account was at \$162,215.17.

b. The regular assessment of 2,581.58 was transferred from the operations account to the reserves account. \$4,127.85 transfer from Savings to checking to reimburse the operating account for fence painting was not completed..

**3. Repairs Tracking Spread Sheet**

Diana compiled a Spread Sheet (SS) of all invoices for repairs (except for the Pergola) completed from January 2018 through May 2021. The SS was developed to assist the BOD in tracking reserves expenditures that need to be reimbursed to the Operating Account. The SS was distributed to the board. The SS shows that the Operating Account was only reimbursed for part of the fascia/roof repairs completed by Paul Standen in 2019. Further discussion will take place in January.

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

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

1. **Paint rails and window trim**      --(Casey)  
Postponed until Spring
2. **Repair/Paint trim/facia**      (?)  
Searching for roofer
3. **Concrete tile and roof repairs**      (?)  
Searching for roofer

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

1. **Landscape**  
No issues
2. **Pool**  
No issues
3. **Exterior Lights**  
No new issues
4. **MPUD/ Discrepancies**  
Discrepancies are occurring. Harry spoke with MPUD. A new meter reader was employed in November. MPUD is investigating our concerns.

**G. Old Business**

1. **Carport Brackets**      (Bill/Harry)  
Nothing new to report
2. **Units in need of repair**
  - a. **Unit 33**      a. **Escrow repairs**      Completed
  - b. **Patio fence**      Pending Casey's schedule
  - b. **Unit 27**      Casey to repair the fence. Still searching for someone to complete other repairs.
  - d. **Unit 28**      Flooring in the laundry closet still needs to be addressed.
3. **Pool Furniture**  
World Mark's new furniture has not arrived yet.
4. **Hose Bibb leaks**  
Unit 30 – capped
5. **Insurance Policy Status**  
Received policy from underwriters on 11/30/21. The new policy runs from October 2021 to October of 2022 and will be automatically renewed. Policy balance is \$13,604.00 to be made in monthly installments of \$11,033.66. State Farm. Policy is posted on the documents page of [www.acdhoanewsdesk.info](http://www.acdhoanewsdesk.info).
6. **Water Pressure Regulators (sub water usage meters, bypass copper piping)**  
Waiting for estimate on the cost of Water Pressure Regulators for each of the four water mains.
- .....7. **Fire Defensible Space Inspection Preparation**  
Waiting for a bid to trim the oak in front of unit 16 and the oak behind units 33/34, the removal of pine in front of unit 17, and the removal of the cedar beside the first parking structure.
- .....8. **Tree Trim-Oak behind Units 33/34**  
Trimming included in G,7 above

**H New Business**

**1. Renewal of Maintenance and Management Agreements**

Bill signed the Agreements. Diana will obtain Casey's signature tomorrow. Joe to sign at the January 2022 meeting.

**2. Other New Business**

None

**3. Next Regular Board of Directors meeting**

*Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, January 11, 2022, at Unit 25.*

**I. Adjournment of Meeting:**

The meeting was adjourned at 7:20 p.m.

A handwritten signature in cursive script that reads "Diana Terra".

Respectfully Submitted,

Diana Terra

ACD/HOA Secretary