

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – January 12, 2021

A. Opening Meeting

1. Call to Order

The meeting was called to order by President Bill Bulfer at 6:00 p.m. Location was changed to unit #28

2. Determination of Quorum

Joe Topper –Property Manager, Carolyn Coder – Vice President, Diana Terra – Secretary, and Harry Steed –Treasurer were in attendance.

3. Proof of Notice of Meeting:

Agenda was emailed to the BOD, posted at the mailboxes and on the Website 1/7/21.

4. Welcome Guest Members –No guests were present.

B. Owner Comments & Letters:

None.

C. Review & Acceptance of Minutes

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

D. Financial Reports

1. Review Financial Reports

Joe reviewed the November & December 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 November & December 2020. On 11/30/20 the *Checking* account balance was \$11,782.59 and the *Savings* account was at \$153,778.44.. On 12/31/20 the *Checking* account balance was \$28,890.06 and the *Savings* account was at \$145,984.90.

b. The regular reserves allotment of \$2506.42 was transferred from checking to savings in November and December of 2020. An additional amount of \$10,301.27 was transferred from the savings to checking to reimburse the operating account for reserves expenditures completed during the year.

Financial records are available for membership to review by appointment

E. Reserves Study Recommendations 2017-19

1. Repair/Paint patio/wood fences --(Triston/Joe)

Pending weather and scheduling

2. Paint rails and window trim --(Triston)

Pending weather and scheduling

3. Repair/Paint trim/facia (Paul Standen)

Pending Paul's schedule

4. **Concrete tile and roof repairs** (Paul Standen)
Pending Paul's schedule
5. **Asphalt Repairs/Seal Coat/Stripping-** (C Gibson Paving)
Pending weather and scheduling
6. **Asphalt Seal Coat/Stripping** (C Gibson Paving)
Pending weather and scheduling
7. **Landscape Irrigation Valves**
Completed
8. **Tree Trim/Removal**
Completed
9. **Development Sign Flood Lights**
Joe will check for needed parts
10. **Irrigation Valves**
Completed
11. **Car Port Paint**
Inside walls of some car ports were missed
12. **Covered Bridge**
Completed in 2018
13. **Entrance Pillar Stucco**
Completed February 2020
14. **Monument Sign Painting**
Completed October 2020
15. **Intermatic Low Volt Lights**
Purchased October 2020 but need to be installed

F. Maintenance Grounds/Common Area Review

1. **Landscape**—No issues
2. **Pool**
Skimmer flap needs to be replaced. Harry reported that Pine Ridge notified us of a transfer of services to John Blasé. Joe will make contact and ask about certificate qualifications and make known that our pool is considered a commercial pool by the County. Harry drafted a letter to the County concerning questions about the 11/19/20 invoice for inspections and requesting an adjustment as we were charged for two inspections but only received one. Carolyn reported that the County has received several inquiries and a response should be coming.
3. **Exterior Lights**
Harry reported that the light by the propane tank is out. He has changed the bulb but that is not the problem.
4. **MPUD/PG&E Discrepancies**
MPUD use is down from October with reduced cost over the last two months of 2020
PG&E—by adjusting the pool pump the meter that includes the pool, and four units is down \$120.00

G. Old Business

1. Annual Membership Meeting Planning/Preparation

Planning for April 2021

2. Faucet leaks—none

3. Carport Brackets (Tanton)

Joe will consult with Tony Jacobs for advice on repairs that Jesse Tanton can complete through PrideStaff.

5. Vehicle Violations

Unit 23 renter still has a vehicle in the lot with expired tags. Joe has reported the issue to the homeowner

H New Business

1. Grounds Maintenance Contract

Current contract was reviewed and discussed by the BOD. Joe to submit Casey's input at the February BOD meeting.

2. Management Agreement

Current Agreement reviewed and discussed by the BOD. Joe will submit input at the February BOD meeting

3. Other New Business

Carolyn to investigate the benefits of a few solar panels on carport rooves. Copies of PG&E invoices for January – September 2020 pulled from ACD records and given to Carolyn. Joe emailed October-December invoices to Carolyn.

4. Next Regular Board of Directors meeting

Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, February 9, 2021, Unit 28

H. Adjournment of Meeting:

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Diana Terra

ACD/HOA Secretary

