

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

Luis Mercado—Vice President, 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 7/7/21.

4. Welcome Guest Members –No guests were present.

B. Owner Comments & Letters:

No comments were received.

C. Review & Acceptance of Minutes

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

D. Financial Reports

1. Review Financial Reports

Joe reviewed the June 2021 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 June 2021. On 6/30/21 the *Checking* account balance was \$22,547.93 and the *Savings* account was at \$161,557.22.

b. The regular reserves allotment of \$2,581.58 was transferred from checking to savings..

Financial records are available for membership to review by appointment

E. Reserves Study Recommendations 2017-19

1. Repair/Paint patio/wood fences --(Casey

Completed except for touch ups.

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

Pending Triston's schedule

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

Joe to contact Salonen Construction.

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

Joe to contact Salonen Construction.

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

F. Maintenance Grounds/Common Area Review

1. **Landscape**
Luis reported wasp attack. Harry reported yellow jackets in the pool area.
2. **Pool**
Pool patrol is still short of liquid chlorine; they used tablets this week. Harry is checking the chemical levels twice daily.
3. **Exterior Lights**
Replacement of Yard (pole) Lights was added to the Reserves Component List. Light bulb in front of unit 16 is out, Harry will replace.
4. **MPUD/PG&E Discrepancies**
 - a. **MPUD**
No discrepancies. Harry predicts that the average cost of MPUD per unit/per month will increase by \$5-\$10 this year and may affect the 2022 Budget.
 - b. **PG&E**
No longer needs monitoring and will be removed from agenda.

G. Old Business

1. **Carport Brackets** (Bill/Harry)
Harry installed C Clamps on all brackets to bring them into alignment. Holes have not been drilled, nor bolts and nuts installed. Replacing the roof tiles with a composite roof was discussed. Joe will obtain estimates. He will also call Roberta Standen to report the design problem and ACD's plans for repair since part of the structure is on her property.
Harry purchased termiticide and construction adhesive to repair the carport posts. He will spray the post with termite damage and then apply construction adhesive to the cracks. He will fill the cracks in all the other posts as well. Posts will need repainting after the repairs are completed.
2. **Drainage planter behind units 15 & 16**
On Casey's list.
3. **Patio Gate unit 30**
Completed
4. **Letter to Carolyn**
Bill sent an official letter to Carolyn asking if her questions were satisfactorily answered. No response has been received.

H New Business

1. Other New Business

a. Water Heater Doors

The water heater doors on units 13, 14, 32, 33, & 34 are constantly exposed to the sun and need replacing. The current doors are hollow core doors. Joe presented replacement estimates to the board:

Hollow Core Doors \$135.00 + tax + \$45 to match + painting + installation

Solid Core Doors \$175.00 + tax + \$45 to match + painting + installation

Fiberglass Doors \$175.00 + tax + \$45 to match + painting + installation

Diana moved to purchase 5 Solid Core Doors to be matched, painted, and installed at a cost not to exceed \$1,500.00. The motion was seconded by Ginger and approved unanimously.

b. Unit 33

Unit 33 is currently in escrow. Received a report from the buyer showing dry rot and fungus damage to dry wall in the upstairs, outdoor closet, as well as a soft spot in the closet floor. The buyer also submitted an estimate of \$7,500 to repair. After discussion it was decided that Joe will inspect the issues and provide recommendations for repair.

c. Current Units in transition

Harry reported that along with unit 33 in escrow, unit 27 is listed and unit 20 is currently being repaired for sale.

d. Pool furniture

Joe reported that some used pool furniture from another HOA may be available at the end of August. Furniture will likely be offered for free, so the only cost would be transportation.

2. Next Regular Board of Directors meeting

Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, August 10, 2021, at the covered bridge.

I. Adjournment of Meeting:

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

Respectfully Submitted,



Diana Terra
ACD/HOA Secretary