

**ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting – June 15, 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**

Joe Topper –Property Manager, Diana Terra, Luis Mercado, Ginger Van Meter and Harry Steed were in attendance.

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

Agenda was emailed to the BOD and posted at the mailboxes and on the Website 6/10/21.

**4. Welcome Guest Members –No guests were present.**

**5. Election of Officers**

Bill Bulfer was reelected as President.

Luis Mercado was elected as Vice President.

Harry Steed was reelected as Treasurer.

Diana Terra was reelected as Secretary.

Ginger Van Meter elected as Member at Large.

**B. Owner Comments & Letters:**

Carolyn Coder submitted an email to the BOD following the Annual Member meeting asking Joe for the legal reference stating that members must be listed on the title to their property in order to qualify as candidates for Director positions. Civil code reference was provided by Joe and Diana via email. After discussion the Board agreed to send an official letter to Carolyn asking if her question was satisfied by the return emails.

**C. Review & Acceptance of Minutes**

The draft minutes meeting date was corrected, a typo to Carolyn's name was corrected and a misspelling of discrepancies was corrected. Bill moved to approve the May 2021 minutes as amended. The motion was seconded by Harry and approved unanimously.

**D. Financial Reports**

**1. Review Financial Reports**

Joe reviewed the May 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 May 2021. On 5/31/21 the *Checking* account balance was \$20,317.51 and the *Savings* account was at \$158,974.31.

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)  
Necessary boards have been painted and will be installed by Casey over the next two weeks.
- 2. Paint rails and window trim** --(Triston)  
Pending weather and scheduling.
- 3. Repair/Paint trim/facia** (Paul Standen/Salonen)  
Paul has not responded to messages. Joe to contact Salonen Construction.
- 4. Concrete tile and roof repairs** (Paul Standen/Salonen)  
Paul has not responded to messages. Joe to contact Salonen Construction.
- 5. Asphalt Repairs/Seal Coat/Stripping-** (C Gibson Paving)  
Completed. Gibson to address concerns for tire marks and divots in pavement next week.
- 6. Asphalt Seal Coat/Stripping** (C Gibson Paving)  
Completed. Gibson to address concerns for tire marks and divots in pavement next week.
- 7. Development Sign Flood Lights**  
Completed.
- 8. Car Port Paint** (Casey)  
To be completed this week.
- 9. Intermatic Low Volt Lights** (Casey)  
Onsite, to be installed pending Casey's schedule..

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

- 1. Landscape**  
No concerns.
- 2. Pool**  
Pool chemical levels were not in range at the time of the County's inspection. Pool Patrol reported that they have been shorted supplies by the manufacturer. Pool Patrol purchased acid from another source and used chlorine granules instead of liquid. Harry purchased a new test kit with recycle money. Chemicals were brought into range and the pool was opened.
- 3. Exterior Lights**  
Lamp by the propane tanks is a fixture problem not a light bulb problem. Joe estimated that fixture replacement will run about \$100.
- 4. MPUD/PG&E Discrepancies**
  - a. MPUD**  
No discrepancies.
  - b. PG&E**  
No discrepancies.

#### **G. Old Business**

- 1. Carport Brackets** (Bill/Harry)  
Bill was able to bring the C Channel (on the pole that is least out of alignment) flush to the brackets with C Clamps. The broken screws cannot be drilled out. However, Bill is in the process of drilling four new ½ inch holes through bracket and C Channel and will install ½ inch bolts with nuts and washers to keep the alignment in place.
- 2. Solar Panels**  
Removed from agenda.

- 3. Drainage planter behind units 15 & 16**  
On Casey's list.
- 4. Patio Gate unit 30**  
Casey to repair while installing fence boards.
- 5. BBQ**  
Removed from agenda.

**H New Business**

**1. Other New Business**

None.

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

*Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, July 13, 2021, at the covered bridge.*

**I. Adjournment of Meeting:**

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted,



Diana Terra  
ACD/HOA Secretary