

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – November 9, 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 11/4/21.

4. Welcome Guest Members –No guest members were present

B. Owner Comments & Letters:

Received an Email from Unit 19 concerning work that was being done on Unit 20. Owner requested that Unit 19 repairs be completed at the same time. BOD members requested that Unit 19 be added to the November Agenda (see G.2.e) Harry spoke with the Owner of 19 and explained that the Unit 20 repairs were Escrow repairs noted in a Pest Inspection Report. He also informed the owner of 19 that the Unit 20 owner was paying for half the repair cost in order to expediate repairs for the pending sale. Harry requested that Unit 19 submit an inspection report for the board to consider. Unit 19 declined pursuing the matter further.

C. Review & Acceptance of Minutes

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

D. Financial Reports

1. Review Financial Reports

Joe reviewed the Balance Sheets, Profit & Loss Comparison, and the Profit & Loss Budget vs Actual Sheets for October.

2. Treasurer's Report

a. Harry reviewed the checking and savings bank statements and transactions for October 2021. On 10/31/21 the *Checking* account balance was \$27,736.43 and the *Savings* account was at \$163,906.94.

b. The regular assessment of 2,581.58 was transferred from the operations account to the reserves account. \$4,127.85 to be transferred from Savings to checking to reimburse the operating account for fence painting, and hot water heater doors.

c. Signature cards are complete and on file with the bank.

3. 2022 Budget Proposal

State Farm notified us that the underwriter's estimate for Insurance will come in \$5,000 dollars more than the agents quote. The Proposed Budget reviewed at the October meeting was based on a 5.3% CPI increase. This will not cover the increase in insurance cost. Harry presented a new Proposal based on a 7.5% CPI, comparing, and pointing out changes from the 5.3% CPI proposal. Proposed budgets are available for review on the Documents page at www.acdhoanewsdesk.info.

After review and discussion, Diana moved to ratify the 7.5% budget proposal. Ginger seconded the motion. The vote carried by 4 ayes and one abstain. The ratified 2022 Budget is posted on the website. It will also be included in the annual mailing to the membership later this month.

The 2022 ACD/HOA ratified Budget increases monthly assessment fees from \$360.00 to \$387.00 starting January 1, 2022.

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** (?)
Postponed until Spring
3. **Concrete tile and roof repairs** (T Jacobs)
Joe to approach Tony Jacobs about repairing tiles that are currently askew
4. **Low Volt Lights** (Jacobs)
Completed

F. Maintenance Grounds/Common Area Review

1. **Landscape**
No issues
2. **Pool**
No issues
3. **Exterior Lights**
No new issues
4. **MPUD/ Discrepancies**
No significant issues

G. Old Business

1. Carport Brackets (Bill/Harry)

Harry applied termiticide to the post that show termite damage. He has purchased a product suggested by Casey to fill the cracks in the poles. If the cracks are filled successfully, Harry will repaint the poles. Harry will try to bind the cracking posts with plumbers' tape after they are repaired to prevent the current cracks from expanding,

Joe will try to find someone willing to accept the carport's tiles in exchange for removing them. Joe suggests installing Rolled Roofing as a temporary replacement of tiles.

2. Units in need of repair

- | | | |
|-------------------|---|---|
| a. Unit 33 | a. Escrow repairs | Still needs facia work, sheeting, and fungus damage |
| | b. Patio fence | Pending Casey's schedule |
| b. Unit 27 | Casey to repair the fence. Still searching for someone to complete other repairs. | |
| c. Unit 20 | Completed | |

d. Unit 28 Casey to repair the concrete and replace the linoleum in the laundry closet,. Owner's have stated that they will replace the carpet at their expense.

3. Pool Furniture

World Mark's new furniture has not arrived yet.

4. Hose Bibb leaks

Unit 30 – capped

5. Insurance Policy Status

Underwriters estimate the Policy will cost us \$14,000, this is a \$5,000 increase over the agent's quote. They also asked for Financial Statements and a Directors/Officers liability questionnaire. Harry collected the needed documents and delivered them to State Farm. Policy will be posted on the documents page of www.acdhoanewsdesk.info when it becomes available

6. Water Pressure Regulators (sub water usage meters, bypass copper piping)

William Smith Plumbing estimates that individual Water Pressure Regulators will cost \$717.00 each. Some units may need additional costs. Joe to obtain an estimate on the cost of Water Pressure Regulators for each of the four water mains.

.....7. Fire Defensible Space Inspection Preparation

As tree trimming needs to be completed behind unit 33/34 Diana suggested addressing other trees on the property that are not likely to pass inspection in future years. Joe to obtain a bid for the oak in front of unit 16 and the side of the covered bridge, the trimming of 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. Other New Business

None

2. Next Regular Board of Directors meeting

Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, December 14, 2021, at Unit 25.

I. Adjournment of Meeting:

The meeting was adjourned at 8:02 p.m.



Respectfully Submitted,

Diana Terra

ACD/HOA Secretary