

**ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting – October 12, 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**

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 10-6-21.

**4. Welcome Guest Members –Rhonda-Unit 33**

**B. Owner Comments & Letters:**

Harry reported that Unit 1 tenant has allowed a guest to park in the parking lot. The guest's car has an oil leak and has left an oil stain in Unit 1's parking slip. Casey noticed the oil stain and taped the entrance to the slip closed. Harry spoke with the tenant of Unit 1 and told them that the leaking car is not allowed on the lot. The guest has been parking his car on the adjacent property near the monument sign. Joe will also report what has taken place to the owner.

Rhoda reported that the tree behind unit 34 is scraping against the gutters.

**C. Review & Acceptance of Minutes**

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

**D. Financial Reports**

**1. Review Financial Reports**

Joe reviewed the Balance Sheets and Profit & Loss Comparison Sheets for August and September.

**2. Treasurer's Report**

a. Harry reviewed the checking and savings bank statements and transactions for September 2021. On 9/30/21 the *Checking* account balance was \$26, 219.33 and the *Savings* account was at \$161,323.97.

b. 2,581.58 was transferred from the operations account to the reserves account.

c. Harry has one set of paperwork needed to change the signature cards. Joe offered to help arrange a time for Luis to meet Bill and Harry at the Bank. Meanwhile, Harry has been calling Bill to obtain verbal consent for checks that need to go out between BOD meetings.

**3. 2022 Budget Proposal**

Harry presented a Proposed Budget for the 2022 year. The budget proposes a 5.56% increase to assessments. Proposed HOA fees for 2022 will increase from \$360 to \$380 monthly. Proposed budget is available for review on the Documents page at [www.acdhoanewsdesk.info](http://www.acdhoanewsdesk.info). Proposed budget will be reviewed at the November 9<sup>th</sup> meeting of the BOD. A final budget will be ratified by the board and sent to the membership in the Annual Mailing at the end of November.

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

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

- 1. Paint rails and window trim** --(Casey)  
Pending Casey's schedule
- 2. Repair/Paint trim/facia** (?)  
Salonen is not available. Joe has a new person in mind to approach
- 3. Concrete tile and roof repairs** (?)  
Salonen is not available. Joe has a new person in mind to approach
- 4. Asphalt Repairs—divot issue** - (C Gibson Paving)  
Divots have hardened with change in weather. Asphalt repairs completed
- 5. Low Volt Lights** (Jacobs)  
Tony Jacobs to complete this week along with repairs to unit 33

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

- 1. Landscape**  
No issues
- 2. Pool**  
No issues
- 3. Exterior Lights**  
Harry to check bulbs in covered bridge
- 4. MPUD/ Discrepancies**  
Water main 53 shows a water usage increase from 1,000 gals. last month to 16, 700 gals. this month. If usage continues to be high we need to verify that there are no leaks.

**G. Old Business**

- 1. Carport Brackets** (Bill/Harry)  
Nothing new to report
- 2. Units in need of repair**
  - a. Unit 33**
    - a. Escrow repairs** Tony Jacobs completing this week.
    - b. Patio fence** Pending Casey's schedule, probably this week.
  - b. Unit 27** Joe seeking a second bid
  - c. Unit 20** Board agrees to former offer of owner to pay 50% of the CasTech bid if owner is still willing. Otherwise, Joe to seek a second bid.
  - d. Unit 28** Pending Casey's schedule. Probably this week.  
Diana moved to authorize Casey to complete concrete, flooring, and wall repairs, not to exceed \$800. Ginger seconded the motion which carried unanimously.
- 3. Pool Furniture**  
Joe to meet with World Mark Time Share this week
- 4. Water Heater Doors**  
Completed
- 5. Hose Bibb leaks**  
Unit 30 – capped
- 6. Insurance/Emergency Mtg**  
Policy is still at the underwriters. Will continue to make monthly installments. Policy will be posted on the documents page of [www.acdhoanewsdesk.info](http://www.acdhoanewsdesk.info) when it becomes available

**7. Parking Structure Rail**

Completed

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

Diana suggested that this issue should be discussed at the next Annual Membership Meeting. In the meantime the BOD should seek a second opinion from another plumber as well as estimated costs. Discussion of bypassing the copper pipes with newer to Code pipes should also be discussed.

**H New Business**

**1. Other New Business**

Harry reviewed information on Defensible Space Inspection for property sales that went into effect January 2021. Harry also talked to the local CDF. Our property was inspected in March of this year and passed inspection. CDF noted that we may pass the 2022 inspection but are not likely to pass inspections in 2023. Brief discussion of approaching adjacent property owners on removal or trim of trees near driveway parking

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

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

**I. Adjournment of Meeting:**

The meeting was adjourned at 7:37 p.m.



Respectfully Submitted,  
Diana Terra  
ACD/HOA Secretary