

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – September 14, 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 9-8-21.

4. Welcome Guest Members –Ron-Unit 27, Rhonda-Unit 33, Gabe-Unit 34

B. Owner Comments & Letters:

Rhonda asked about doorknobs for water heater doors. She also asked about responsibility for fence repairs and reported dry rot on her patio fence. Joe will inspect after meeting.

C. Review & Acceptance of Minutes

August 10 A correction to date of next BOD meeting, item H.2.a was made. Bill moved to accept the August 10th minutes as corrected. The motion was seconded by Ginger and passed unanimously.

Sept. 1 Bill moved to accept the September 1st minutes as written. The motion was seconded by Luis and passed unanimously.

D. Financial Reports

1. Review Financial Reports

Joe's computer crashed the morning of Sept. 14th. Financials were not available

2. Treasurer's Report

a. Harry reviewed the checking and savings bank statements and transactions for August 2021. On 8/31/21 the *Checking* account balance was \$28, 109.42 and the *Savings* account was at \$158, 741.07.

b. The regular reserves allotment of \$2,581.58 was transferred from checking to savings.. An additional \$7,982.00 was transferred from savings to checking to reimburse the operating account for the asphalt expenditures.

c. Signature cards have not been changed

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 (Paul Standen/Salonen)

Joe arranging a walk-through meeting with Salonen and BOD members

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

Joe arranging a walk-through meeting with Salonen and BOD members

4. **Asphalt Repairs—divot issue -** (C Gibson Paving)
Completed. Gibson to address concerns for tire marks and divots when asphalt cools
- Low Volt Lights** (Tanton)
Pending Jesse Tanton's schedule

F. Maintenance Grounds/Common Area Review

1. **Landscape**
Diana reported loose rail to car port at unit 12's parking slip. Joe to inspect after meeting
2. **Pool**
Fees will be increasing \$30/month because of increased cost of chemicals to pool service
3. **Exterior Lights**
Nothing new to report
4. **MPUD/ Discrepancies**
Current invoice is \$2,445.06-highest monthly cost ever.

G. Old Business

1. **Carport Brackets** (Bill/Harry)
Nothing new to report
2. **Drainage planter behind units 15 & 16**
Completed
3. **Units in need of repair**
 - a. **Unit 33** Yosemite Pest estimate is \$7,940. Joe to have Salonen bid as well
 - b. **Unit 27** Bid received from Yosemite Pest, Joe to have Salonen bid as well
 - c. **Unit 20** Salonen to bid
 - d. **Unit 28** Leak was detected in the wall of the laundry closet. The wall was opened, and a leak was found in a manifold. The pipe was repaired. Still need concrete, flooring, and wall to be repaired by Casey.
Diana moved to authorize Casey to complete concrete, flooring, and wall repairs, not to exceed \$800. Ginger seconded the motion which carried unanimously.

William Smith Plumbing who fixed the leak in unit 28, measured the water pressure coming into unit 28 at +60 (higher than average). He also measured the water pressure for the building and at least 2 other buildings in the complex. All water pressures were measured at higher than normal. High water pressure can cause the copper pipes to weaken over time. William estimated that individual Water Pressure Regulators (WPR) for each unit would run around \$400-\$500 each. WPR for each water main was estimated at several \$1000 each.

Joe to call MPUD to find out size of pipes. Once pipe size is established, Joe will call William Smith Plumbing to obtain a quote for installing 25 WPR. The board will use this information to begin discussion of a Special Assessment for this preventative improvement.

Ron suggested installing water meters at each unit at the same time, not for billing purposes but to monitor water usage per unit. This would help the association detect leaks earlier.

4. Pool Furniture

World Mark Time Share's furniture is awaiting shipment. Their old furniture should become available when their shipment arrives free of charge. Our cost would be transportation only

5. Water Heater Doors

New Water heater doors have been matched, installed, and painted. 2-3 of the doorknobs are worn beyond repair and need to be replaced.

Diana moved to purchase and install new doorknobs for all five doors at a cost not to exceed \$100. The motion was seconded by Bill and carried unanimously.

6. Hose Bibb leaks

Unit 30 – capped

7. Insurance/Emergency Mtg

Purchased 1 month of insurance from Sate Farm. The quote for the year is at \$9,038. Policy is still at the underwriters. Will continue to make monthly installments. Policy will be posted on www.acdhoanewsdesk.info when it becomes available

Gabe mentioned that Berkshire Hathaway Insurance is able to provide Insurance to Mariposa residents.

H New Business

1. Other New Business

Diana reported that 2022 Budget planning needs to begin. Harry to provide a draft Proposal for discussion at the October BOD meeting

2. Next Regular Board of Directors meeting

Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, October 12, 2021, at the covered bridge.

I. Adjournment of Meeting:

The meeting was adjourned at 7:40 p.m.



Respectfully Submitted,
Diana Terra
ACD/HOA Secretary