

**ACUERDO CON DIOS—HOMEOWNERS ASSOCIATION**  
**Annual Membership Meeting**  
**June 18, 2022**

**A. Opening Meeting**

**1.Call to Order**

The meeting was called to order by President, Bill Bulfer at 10:08 am.

**2.Determination of Quorum**

Mary Ann Bryant, Lana Barnett, Diana Terra, Harry & Ann Steed, Luis Mercado, William Bulfer, Patricia Fithian, Rhonda Ellis, Raquel Edwards, Virginia Van Meter, and the new owner of unit 20 were present. In addition, proxies were received from Jack & Carole Mueller, and Al & Chris Thorpe.

**3.Proof of Meeting Notice**

The meeting notice, Agenda and proxies were emailed to the membership on May 25, 2022.

**B. Member Comments**

No comments were received.

Joe distributed copies of the May 22, 2022, Minutes, the June Balance Sheets for the Checking and Savings. Accounts, The Reserves Component Spread Sheet, a list of Repairs completed from May 1, 2021, to June 18, 2022, and an explanation of A Planned Unit Development.

**C. Review & Acceptance of Minutes**

Bill moved to accept last year's Minutes as written. Luis seconded the motion which carried unanimously.

**D. Financial Reports**

Joe reviewed the June 18, 2021, Balance Sheets for both the Checking and Savings Accounts, as well as the Reserves Component List.

Harry distributed and reviewed the 2022 ratified Budget and the Profit & Loss Budget vs Actual spread sheet for January through December 2021

**E. Old Business**

**1. Carport Structural Support**

Harry reviewed the issue. Work is pending Paul Standen's final recommendations and availability. Diana explained that the Checking account was not fully reimbursed for Reserves expenditures and that the amount owed could cover the cost. Thus, a special assessment is not necessary.

**2. Planned Development and Association Responsibilities**

Joe reviewed sheet distributed at the beginning of the meeting. There was a brief review of BOD discussions over the last few months.

### **3. Owner Responsibility Reminders**

Discussion of dry vent ducts needing to be checked periodically, chimney's need to be swept yearly if they are used regularly, and the need for leaks to be reported to a director or Joe Topper as soon as possible.

## **F. New Business**

### **1. Water Pressure Issues**

Harry and Joe noted that broken pipes over the past two years. One of the plumbers who repaired a leak noted that the water pressure coming into most of the building is high. High pressure can compromise old copper piping. It does not appear that there are water pressure regulators on the four water mains. Installing water pressure meters could keep pipes safe longer.

### **....2. Planned Development and Association Responsibilities**

Joe reviewed the handout distributed earlier.

### **3. Propane Carrier**

A Campora representative attended a BOD meeting earlier this year, offering a better rate than Suburban. The Board gave permission to Campora to come on site and make the needed changes. Owners of Units 17-34 need to reach an agreement on which propane company they wish to use.

## **G. Election of Directors**

Harry 's and Ginger's terms are ending. Ginger agreed to only one year at the last membership meeting.

Diana nominated Harry Steed and Rhonda Ellis. No other nominations were submitted. Harry and Rhonda were approved unanimously by the membership acclamation.

## **H. Adjournment**

The meeting was adjourned by President, Bill Bulfer at 11:37 am.

Respectfully submitted by,

Diana Terra  
ACD HOA Secretary

*Meeting handouts are posted on the documents page of [acdhoanewsdesk.info](http://acdhoanewsdesk.info)*