

ACUERDO CON DIOS—HOMEOWNERS ASSOCIATION
Board of Directors Meeting—April 12, 2022

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 Tera—Secretary, and Ginger VanMeter—Dir. at Large, were present. Joe Topper—Property Manager was also in attendance.

3. Proof of Notice of Meeting

The agenda was emailed to the BOD and posted at the mailboxes and the website on 3/3/22

4. Welcome Guest Members

Ann Steed and Ron, unit 27 were present

B. Owner/Guest Comments & Letters

No comments or letters were received

C. Review & Acceptance of Minutes

Corrections were made to the reserves transfer (D.2.b.1) and Hose bibbs (G.3). Bill moved to accept the March minutes as amended. The motion was seconded by Ginger and approved unanimously

D. Financial Reports

1. Review Financial Reports

Joe reviewed the February 2022 Profit & Loss YTD Comparison and Balance Sheets for both the Operating (Checking) and Reserves (Savings) accounts.

2. Treasurer's Report

a. Checking/Savings balances

Harry reviewed the checking and savings bank statements and transactions for February 2022. On 3/31/22 the *Checking* account balance was \$28,046.63 The *Savings* account was at \$172,740.57

b. Transfers

1. Automatic Reserves Assessment

The 2,646.48 assessment was transferred from the operations account to the reserves account.

2. Discussion of reimbursing the OA for reserves work completed 2019-2021

Harry presented a list of transfers from reserves to operating account, from 2018-2021, as noted in the bank statements

Financial records are available for membership to review by appointment

E Reserves Study Recommendations 2020-2022

1. **Paint rails and window trim**
Pending weather and Casey's schedule
2. **Repair/Paint trim/facia**
Pending Tony's schedule
3. **Concrete tile and roof repairs**
Paul Standen made repairs to unit 27 and unit 11

F. Maintenance Grounds/Common Area Review

1. **Landscape**
No issues
2. **Pool**
No issues. Joe noted that replacement costs are likely to be higher in the future
3. **Exterior Lights**
No issues
4. **MPUD/Discrepancies**
Invoices reflect approximate normal usage. MPUD is currently charging back fees for incorrectly read meters.
5. **Bulletin Board**
Harry moved to purchase bulletin board for \$35.00 from Joe. Diana seconded the motion which passed unanimously

G. Old Business

1. **Carport Brackets**
Paul suggest additional steel. Joe discussed the possibility of cables to add stability. Pending Paul's availability. Harry moved to authorize up to \$7,000.00 for labor to repair the carport. Diana seconded the motion which passed unanimously.
2. **Units in need of repair**
 - a. **Unit 33**
 1. **Escrow repair** Pending Paul or Tony
 2. **Patio Fence** Completed
 - b. **Unit 27** Paul repaired driveway side
3. **Hose Bibb Leaks**
Unit 30 capped. No new issues
4. **Water Pressure Regulators (sub water usage meters, bypass copper piping)**
Still waiting for estimates. Bill to consult Johnson Plumbing in Merced
5. **Fire Defensible Space Inspection Preparation**
Waiting for inspection. Harry to ask CDF when it will be completed
6. **Discussion of Planned Development Owner vs Association Responsibility**
To be presented at the Annual Membership Meeting. Ron recommends that we seek the opinion of
counsel before we make final decisions. Ron also suggested membership to www.echo.ca.or as a feasible way to obtain legal counsel on specific questions. Harry to see what Davis Sterling membership would cost that would also allow lawyer advice
7. **Tax Returns**

Completed, signed and ready to be mailed.

H. New Business

1. Annual Member Meeting

Tentatively scheduled for June 18th at the covered bridge. The date to be finalized at the May BOD meeting.

2. Other New Business

None

3. Next Regular Board of Directors meeting

Next Board of Directors meeting is scheduled at 6:00 p., Tuesday, May 10, 2022, covered bridge

I. Adjournment of Meeting

The meeting was adjourned at 7:41 pm

A handwritten signature in blue ink, appearing to read "Diana Terra". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Respectfully Submitted,
Diana Terra/ACDHOA Secretary