

ACUERDO CON DIOS—HOMEOWNERS ASSOCIATION
Board of Directors Meeting—August 9, 2022

A. Opening Meeting

1. Call to Order

The meeting was called to order by President Rhonda Ellis at 6:00 pm

2. Determination of Quorum

Bill Bulfer-Vice President, Harry Steed- Treasurer, Diana Terra-Secretary, and Luis Mercado, 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 8/3/22

4. Welcome Guest Members

No guest

B. Owner/Guest Comments & Letters

Email received from unit 23 requesting permission to install water filtration system. This would require plans for the BOD to approve. It would also be on the owner to maintain. No plans were submitted.

Unit 19 sent an email asking for approval of installing new windows to the front of their unit. They would prefer to install windows without plastic grids. Diana moved to allow Unit 19 to replace windows with or without plastic grids. The motion was seconded by Harry and approved unanimously.

Harry reported that Unit 19's water cutoff box shows signs of a minor leak. There is wet earth inside but no pooling water. This will be added to hose bib/plumbing leaks tracking under Old Business.

C. Review & Acceptance of Minutes

Bill moved to accept the July minutes as written. The motion was seconded by Harry and approved unanimously.

D. Financial Reports

1. Review Financial Reports

Joe provided the June Profit & Loss Budget vs Actual for the checking account to the BOD. He reviewed the July 2022 Profit & Loss YTD Comparison and Balance Sheets for both the Operating (Checking) and Reserves (Savings) accounts. He also reviewed the Profit & Loss YTD Budget vs actual for the checking account.

2. Treasurer's Report

a. Checking/Savings balances

Harry reviewed the checking and savings bank statements and transactions for July 2022.

On 7/31/22 the *Checking* account balance was \$31,050.37. The *Savings* account was at \$179,716.39.

b. Transfers

The 2,646.48 regular monthly assessment was transferred from the operations account to the Reserves.

\$3,618.38 was transferred from the savings account to reimburse the operating account for roofing repairs. This transfer was approved by the BOD in May.

3.. Bank Signature Cards

Diana provided Harry with a letter and a copy of the July Minutes needed by the bank to change the signature cards. Current signers are Harry, Bill and Luis. With the change of officers designated signees will change to Rhonda, Bill and Harry

Financial records are available for membership to review by appointment

E Reserves Study Recommendations 2020-2022

1. Paint rails and window trim

Rick Daniels is expected to be on site in September

2 Repair/Paint trim/facia

Pending Paul or Tony's schedule

3. Concrete tile and roof repairs

Pending Paul or Tony's schedule

F. Maintenance Grounds/Common Area Review

1. Landscape

No issues

2. Pool

Chlorine lines were clogged and had to be replaced. This will be an extra expense. A power outage shut the pool pump off. Pool Patrol was called to reset the system. They showed Harry how to reset so that he can do so in future.

3. Exterior Lights

No new issues

4. MPUD/Discrepancies

Water usage up 16,500 gallons but the total cost is down \$62.00 in July. The County is now handling Fire rather than MPUD. This may account for the discrepancy.

G. Old Business

1. Carport Brackets

Pending Paul Standen

2. Units in need of repair

a. Unit 33 Pending Paul or Tony

1. Escrow repair Pending Paul or Tony

b. Unit 27 Paul repaired driveway side

.....**c. Unit 13** Joe to have Tony assess

3. Hose Bibb/Minor Plumbing Leak Tracking.

Unit 30 cap is leaking. Unit 19 shutoff valve box.

4. Fire Defensible Space Inspection Preparation

Weed abatement was completed on Standen's adjoining lots this week. Trees on adjoining lots have not been addressed

5. Discussion of Planned Development Owner vs Association Responsibility

Joe is still working on a draft policy

H. New Business

1. Other New Business

2023 Preliminary Budget Planning—Harry mentioned the CPII is up 9.1%. If assessments are increased by 9.1% it would mean a \$35.00 increase per unit. State Farm has sent renewal estimates that come to a \$400 increase for the year. There was a brief discussion that reimbursement to the Operating Account for reserves expenditures may cover increases in operating expenses. The Reserves Study Analysis is due in 2023. There was brief discussion of delaying the increase of the Reserves Fund Fee until 2024. Harry to present a draft proposal for further discussion at the next BOD meeting.

Propane Company—Rhonda reported that Jarco Utilities was onsite. They made a diagram of underground propane lines and tested for leaks. They also inspected all unit propane meters. They will be sending a report to Campora. Testing/inspection cost came to \$2,200, which averages to \$147.00/unit. Rhonda will obtain a copy of Jarco's reports from Campora and ask how they will be handling the financial cost of Jarco's inspection.

Rhonda moved to change the HOA propane utility from Suburban to Campora. Harry seconded the motion which carried unanimously.

2. Next Regular Board of Directors meeting

Next Board of Directors meeting is scheduled at 6:00 p.,, Tuesday, September 13, 2022, covered bridge. Unit 28 available in case of foul weather.

I. Adjournment of Meeting

The meeting was adjourned at 7:18 pm



Respectfully Submitted,
Diana Terra/ACDHOA Secretary