

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – February 8, 2022

A. Opening Meeting

1. Call to Order

The meeting was called to order by President Bill Bulfer at 6:01 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 2/3/22

4. Welcome Guest Members –Rhonda unit 33 and Ron unit 27 were present

B. Owner/Guest Comments & Letters:

Unit #32 had a leak at cutoff valve. The occupant repaired it. The association has not been asked to reimburse.

C. Review & Acceptance of Minutes

Ginger moved to accept the January minutes as written. The motion was seconded by Luis and approved unanimously.

D. Financial Reports

1. Review Financial Reports

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

2. Treasurer's Report

a. Harry reviewed the checking and savings bank statements and transactions for January 2022. On 1/31/22 the *Checking* account balance was \$33,609.99. On 2.8//22 the *Savings* account was at \$170,091.73.

b. The 2,581.58 for assessments was transferred from the operations account to the reserves account. An additional \$129.00 was transferred to the reserves account to cover the increase in assessments for the 2022 Budget. Automatic payments of \$2,,646.08 are anticipated to begin next month.

3. Repairs Tracking Spread Sheet

Diana and Harry reviewed the Repairs spread sheet and categorized each repair as budgeted, unbudgeted, reimbursed, or reserves. Reserves repairs paid by the Operating Account that have not been reimbursed by the Reserves Account amount to \$40,746.51. The spread sheet will be emailed to the BOD and Joe for review. Discussion to continue at the March meeting.

Financial records are available for membership to review by appointment

E. Reserves Study Recommendations 2017-19

1. **Paint rails and window trim** --(Casey)
Postponed until Spring
2. **Repair/Paint trim/facia** (Tony Jacobs)
Pending Tony's schedule
3. **Concrete tile and roof repairs** (Tony Jacobs)
Pending Tony's schedule

..... 4. **Tree Trim/Removal**

Pending All Around's schedule

.....5. **Outdoor Furniture (Pool Area)**

Joe will bring China Creek's castoffs to us when their new furniture comes in.

F. Maintenance Grounds/Common Area Review

1. **Landscape**

No issues

2. **Pool**

No issues

3. **Exterior Lights**

No new issues

4. **MPUD/ Discrepancies**

This month's bill at \$3,500 (\$700.00) more than last highest bill). One water main was billed for \$2,000. Harry has been checking water use at each main for three weeks. He will be speaking to MPUD about discrepancies.

It is unclear whether there is a water leak somewhere. The increase in MPUD fees affect all owners and not just those who may have a leak. Joe will draft a letter on water use awareness to post on doors and mail to owners.

G. Old Business

1. **Carport Brackets** (Bill/Harry)

Joe still looking for someone to remove tiles.

2. **Units in need of repair**

a. **Unit 33** Fence repairs on Casey's list. Escrow repairs on Tony Jacob's list.

b. **Unit 27** Joe to ask Tony Jacobs for estimate

d. **Unit 28** Looking for repairman

3. **Hose Bibb leaks**

Unit 30 – capped. No new issues

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

William Smith estimates \$4,000-5,000 per water main. Smith needs to view each water main before drafting an official bid. Harry will walk through with William Smith when they are available.

.....5. **Fire Defensible Space Inspection Preparation**

Roberta Standen is willing to collaborate with us on the tree/shrubbery trimming on her property.

Joe

will ask All Around Tree Service for a bid when they come to complete the currently authorized work.

H New Business

1. Annual Member Meeting

Tentative for May, although Ginger will only be available the first weekend.

2. Discussion of Planned Development

The BOD will be reviewing the CCR's to clarify repairs that are owner responsibility and repairs that are association responsibility. By Condominium rules associations are responsible for the inner walls out. CCR's note that we are a Planned Development not condominiums. By Planned Development rules the association is only responsible for the outer walls and road.

3. Other New Business

Two cars parked at the back of the lot have had gas theft. Joe to investigate high powered LED lights to provide more lighting at the back of the complex.

4. Next Regular Board of Directors meeting

Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, March 8, 2022, at Unit 25.

I. Adjournment of Meeting:

The meeting was adjourned at 7:43 p.m.



Respectfully Submitted,
Diana Terra/ ACD/HOA Secretary