

**ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting – January 11, 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**

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 1/5/22

**4. Welcome Guest Members –**Rhonda unit 33 was present. Guests, Debbie Peters—Sierra Tel and David Bartlett—Vantage Point Solutions, were also present.

**B. Owner/Guest Comments & Letters:**

No owner comments or letters were received

Vantage Point Solutions (VPS is partnering with Sierra Tel (STI) to bring fiber optic infrastructure to STI customers, free of charge. VPS is currently in the planning stage and seeking permission to come on to the property to what needs to be done to bring a Fiber Optic connection to each unit that wants that option. All individual owners were contacted by letter. After this assessment VPS will contact each owner to advise them of construction details and obtain written permission to make those changes to their property. Owners can choose to decline the offer but should understand that the offer may not be available later if they should change their minds. Once the Fiber Optic infrastructure is installed than it will be up to each STI customer to request a change to Fiber Optic plan. David reported that the installation of the infrastructure alone will increase property value.

Diana moved to grant VPS permission to enter the property to begin work on planning. The motion was seconded by Ginger and passed unanimously.

**C. Review & Acceptance of Minutes**

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

**D. Financial Reports**

**1. Review Financial Reports**

Joe reviewed the December 2021, Profit & Loss YTD Comparison, Balance Sheet, and Profit & Loss Budget vs Actual for the Operating Account. He also reviewed the December 2021, Profit & Loss YTD Comparison, the Balance Sheet, and the Reserves Component Comparisons for the Savings Account.

**2. Treasurer's Report**

a. Harry reviewed the checking and savings bank statements and transactions for December 2021. On 12/31/21 the *Checking* account balance was \$27,852.29 and the *Savings* account was at \$167,379.73.

As State Farm Insurance is billing monthly, Harry suggests that we include back fees (agent estimates that came under the final policy amounts) with the next monthly installment.

- b. The 2,581.58 for assessments was transferred from the operations account to the reserves account. This amount will be adjusted to \$2,646.08 to reflect the 2022 Budget. Harry will change the automatic transfer at the bank.

**3. Repairs Tracking Spread Sheet**

Diana reviewed an updated Spread Sheet. In October of 2019, \$4,500.00 (for Stucco) and \$13,200.00 (for fascia work) was transferred from the Reserves to the Operating account for reserves' repairs. Stucco repairs came in at \$4,250.00. By adding the \$250.00 to the \$13,200.00, Diana identified eight invoices for fascia work that total \$13,463.39--\$13.39 more than what has been reimbursed. Diana highlighted an additional ten invoice for fascia work, paid from the Operating account, in the amount of \$22, 242.45, that have not been reimbursed by the Reserves account. There are several other repairs listed completed in 2019-2020 that may also be reimbursable. Diana and Harry to review the remaining repairs on the Spread Sheet together to identify which ones are reserve items and which are unbudgeted expenses. A recommendation for total reimbursement to the Operating Account will be made at the February 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**

All Around Tree Service looked at the Cedar in front of the first garage structure, the Bull Pine in front of 17, the Oak behind 33/34, and Oak in front of 16/beside the covered bridge. A verbal estimate of \$3,500.00 for the removal of three trees and trimming of the Oak behind 33/34, was received.

Harry moved to authorize up to \$4,000.00 for All Around to complete this work. Ginger seconded the motion, and it was approved unanimously.

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

World Mark does not have any used furniture available. Joe reported that China Creek may have used furniture available soon.

**.....6. Nautilus Filter**

Pool Service will inspect this Spring and determine if replacement is needed

**.....7..Intermatic Timers**

Not needed at this time

**.....8..Transformer, Justin (photocells)**

Not needed at this time

**.....9..Fire Extinguishers w/Cabinets**

Not needed at this time.

**F. Maintenance Grounds/Common Area Review**

**1. Landscape**

No issues

**2. Pool**

No issues

**3. Exterior Lights**

2 lights are out on the outer wall of carports 1 & 2

**4. MPUD/ Discrepancies**

Discrepancies are still occurring, but cost and overall usage are down.

**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

**b. Unit 27** Still searching for contractor. Joe to resend Yosemite Pest Control's estimate to the board to review before next month's meeting.

**d. Unit 28** Flooring in the laundry closet still needs to be addressed.

Diana moved to hire Casey through Pride Staff to install flooring in the laundry closet for no more than \$500.00. The motion was seconded by Ginger and passed unanimously.

**3. Hose Bibb leaks**

Unit 30 – capped

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

Waiting for estimate on the cost of Water Pressure Regulators for each of the four water mains.

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

Last month, Harry reported that Coast will work with us on removal/trim of trees on Coast's property that borders our parking lot. Joe to contact Roberta Standen concerning trees on her property by the last garage structure.

**H New Business**

**1. Renewal of Maintenance and Management Agreements**

Maintenance Agreement was signed in December. Management Agreement was signed by Joe at the meeting.

**2. Annual Member Meeting**

To be scheduled in March

**3. Other New Business**

None

**4. Next Regular Board of Directors meeting**

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

**I. Adjournment of Meeting:**

The meeting was adjourned at 7:58 p.m.

Respectfully Submitted,  
Diana Terra/ ACD/HOA Secretary

