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

A. Opening Meeting

1. Call to Order

The meeting was called to order by Vice President Luis Mercado at 6:00 pm

2. Determination of Quorum

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 3/3/22

4. Welcome Guest Members –Rhonda unit 33 was present. John Ward, Compora Propane was also in attendance.

John Ward was introduced by Rhonda. He stated that Compora offers to replace all 15 meters, the 2 propane tanks, and relight pilot lights free of charge. Customers would be charged for a leak test (from tanks to buildings) every five years. Compora’s billing does not include many of the extra charges that Suburban includes on it’s invoices. The Campora meter reader will perform a leak and odor test each month. Meters are read by a tablet; all information is downloaded to computer. Compora’s current rate is \$2.91/gallon (compared to Suburban’s rate of \$5.04/gallon).

The Board approved the changing of propane companies. Joe to contact all owners to let them know. Residents will need to fill out paperwork to switch billing from Suburban to Compora.

B. Owner/Guest Comments & Letters:

No comments or letters were received.

C. Review & Acceptance of Minutes

Ginger moved to accept the February minutes as written. The motion was seconded by Luis 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, as well as the Profit & Loss Budget vs Actual for the year..

2. Treasurer's Report

a. Harry reviewed the checking and savings bank statements and transactions for February 2022. On 2/28/22 the *Checking* account balance was \$30,959.48. The *Savings* account was at \$170,093.03.

b.1. 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 in April.

b.2. Diana reviewed the unbudgeted expenses that were paid in 2018-2020

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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**

Completed

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

Chana Creek is offering 3 chaise lounges and 3 deck chairs for \$200.00. Luis moves to purchase used pool furniture from China Creek. Ginger seconded the motion which carried unanimously.

F. Maintenance Grounds/Common Area Review

1. Landscape

No issues

2. Pool

No issues

3. Exterior Lights

No new issues

4. MPUD/ Discrepancies

Monthly invoices came to \$3,535.61. Meter 54 continues to run high. Harry observed all meters and found that meter 54 was running constantly. He found that when the water was turned off at Unit 29, the meter did not turn as much. Harry spoke to owner of the unit, and it was reported that there was a broken angle stop on a toilet cutoff valve. The owner was asked to turn the water off when he was not in residence until the valve is repaired.

G. Old Business

1. Carport Brackets (Bill/Harry)

Joe is calling roofing companies for bids to remove the current tile and replace the roof with composite sheeting

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** completed

3. Hose Bibb leaks

Unit 30 – capped. Hose bib on unit 12 was replaced

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

Still waiting for bid from William Smith. Harry spoke to Damon and asked him for an estimate as well.

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

Nothing new

6. Lighting at the back of lot

New light installed at the end of the parking lot

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.....7. **Discussion of Planned Development Owner vs Association Responsibility**

Harry prepared a list and reviewed it with the board. The BOD needs to be prepared to present this issue at the annual membership meeting.

H New Business

1. Annual Member Meeting

Tentative for June. Date to be determined at the April BOD meeting.

2. Other New Business

2021 tax returns have been repaired

3. Next Regular Board of Directors meeting

Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, April 12, 2022, at Unit 25.

I. Adjournment of Meeting:

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,
Diana Terra/ ACD/HOA Secretary