

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

Harry Steed—Treasurer, Diana Tera—Secretary, and Rhonda Ellis—new director, 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 7/7/22

4. Welcome Guest Members

No guest

B. Owner/Guest Comments & Letters

None

C. Election of Officers

The following officers were elected by unanimous vote: Rhonda Ellis—President, Bill Bulfer—Vice President, Harry Steed—Treasurer, Diana Terra—Secretary, and Luis Mercado—member at large.

D. Review & Acceptance of Minutes

June meeting was not held for lack of a quorum

E. Financial Reports

1. Review Financial Reports

Joe reviewed the June 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 June 2022. On 6/30/22 the *Checking* account balance was \$30,117.94. The *Savings* account was at \$177,064.85.

b. Transfers

1. Automatic Reserves Assessment

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

2. Discussion of reimbursing the OA for reserves work completed

Diana presented a spreadsheet of repairs completed from January-May 2022. BOD agreed to review again at the end of the year to discuss transfers for the 2022 year.

Financial records are available for membership to review by appointment

F Reserves Study Recommendations 2020-2022

1. Paint rails and window trim

Received a bid from Rick Daniels in the amount of \$17,000.00 for pressure washing and painting of carports, fascia, deck railings, doors, and windows. The Reserves Component list has \$22,930.00 set aside for the work

Diana moved to accept the bid and hire Daniel's to complete the work. The motion was seconded by Bill and approved unanimously.

2 Repair/Paint trim/facia

Pending Paul or Tony's schedule

3. Concrete tile and roof repairs

Pending Paul or Tony's schedule

G. Maintenance Grounds/Common Area Review

1. Landscape

A leak was discovered in the irrigation system over the holiday weekend. The solenoid was compromised by tree roots.

2. Pool

County inspection found ph levels elevated and chlorine levels depressed. This issue was resolved without pool closure. The County notified ACD that cyanuric acid levels are currently at 90 parts per million. Pool Service has been using some chlorine tablets containing cyanuric acid because of poor availability of liquid chlorine. They have been asked to not use tablets anymore. If cyanuric acid levels reach 100 parts per million, the pool will have to be temporarily closed. Water will have to be drained and new water added to dilute the cyanuric acid levels

3. Exterior Lights

No new issues

4. MPUD/Discrepancies

Water usage is up but not unusual for this time of year when irrigation takes place. Water usage is 9% less than last year at this time. The State has mandated a 15% reduction but so far MPUD has not issued any fines or warnings..

H. Old Business

1. Carport Brackets

Pending Paul's schedule

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 Leaks

Unit 30 cap is leaking. Harry to replace the plastic cap with a metal cap

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

Diana moved that the Board authorize any owner to have a licensed plumbing contractor install a water pressure regulator in the ground on the owner's side of the cut off valve of their lot The Association Manager should be consulted on details of any above ground installations that would require an insulated box to house the WPR. The motion was seconded by Harry and approved unanimously.

5. Fire Defensible Space Inspection Preparation

Joe phoned Roberta Standen. She has agreed to have both of her adjoining lots weeded.

6. Discussion of Planned Development Owner vs Association Responsibility

Joe to use the 2022 Annual Member Meeting flyer to draft a policy for the Board to review, edit and approve..

H. New Business

1. Other New Business

Bulletin Board Housing—Joe and Casey to jointly work on construction and installation. Membership approved up \$250.00 at the annual meeting in July.

Recology—Joe received a call from Recology. They are phasing out the use of smaller trucks to move the garbage bins off property for dumping. The gates of both bins open to a downward slope of pavement. Recology requested the HOA to install bumpers to keep the wheeled bins from rolling downhill. Rhonda noted that trucks are required to carry wheel chocks and asked why the drivers could not use those when they wheel the bins out. Joe to call Recology and pose Rhonda's question.

Propane Company—Rhonda to follow through with switching from Suburban to Compura. She will obtain an estimate from John Ward for the testing of underground lines for leaks. Rhonda will then call the 15 owners who use propane and pass on information about the cost, and procedures for switching providers.

3. Next Regular Board of Directors meeting

Next Board of Directors meeting is scheduled at 6:00 p.,, Tuesday, August 9, 2022, covered bridge. Unit 28 available in case of foul weather.

I. Adjournment of Meeting

The meeting was adjourned at 7:42 pm



Respectfully Submitted,
Diana Terra/ACDHOA Secretary