

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 Tera—Secretary, and Ginger VanMeter—Dir. at Large, 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 3/3/22

4. Welcome Guest Members

Rhonda, unit 33, and John Ward, Compura Propane were in attendance.

John Ward was introduced by Rhonda. He stated that Compura offers to replace all 15 meters, both propane tanks and relight pilot lights free of charge. Customers would be charged for a leak test (From tanks to buildings) every five years. Compura's billing does not include many of the extra charges that Suburban includes on its invoices. The Compura meter reader will perform a leak and odor test each month at the units. Meters are read by tablet; all information is downloaded to computer. Compura's current rate is \$2.91/gallon. Suburban's rate amounts to \$5.04/gallon after all the extra taxes and charges are added to the price of the propane. The Board approved the changing

of propane companies. Joe to contact all owners to let them know. Residents will need to fill our paperwork to switch billing from Suburban to Compura.

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. Checking/Savings balances

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. Transfers

1. Automatic Reserves Assessment

The 2,646.48 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 assessment for the 2022 Budget (for the months of January and February). Automatic payments of \$2,646.08 are anticipated to begin in April.

2. Discussion of reimbursing the OA for reserves work completed 2019-2021

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

Financial records are available for membership to review by appointment

E Reserves Study Recommendations 2020-2022

1. Paint rails and window trim

Postponed until Spring

2 Repair/Paint trim/facia

Pending Tony's schedule

3. Concrete tile and roof repairs

Pending Tony's schedule

4. Tree Trim/Removal

Completed

5. Outside Furniture (Pool Area)

China Creek is offering 3 used chaise lounges and 3 deck chairs for \$200.00. Luis moved to purchase the 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 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 the owner of the unit and it was reported that there was a broken angle stop on a toilet cutoff valve in unit 29. 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

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 Cassey's list. Escrow repairs on Tony Jacob's list
- b. **Unit 27** Joe to ask Tony Jacobs for estimate
- c. **Unit 28** Completed

3. Hose Bibb Leaks

Unit 30 capped. Hose bib on unit 11 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

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 prepared

3. Next Regular Board of Directors meeting

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

I. Adjournment of Meeting

The meeting was adjourned at 8:20 pm



Respectfully Submitted,
Diana Terra/ACDHOA Secretary