

**ACUERDO CON DIOS—HOMEOWNERS ASSOCIATION
Board of Directors Meeting—May 10, 2022**

A. Opening Meeting

1. Call to Order

The meeting was called to order by Vice President Luis Mercado at 6:07 pm

2. Determination of Quorum

Harry Steed—Treasurer, Diana Tera—Secretary,, 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 5/5/22

4. Welcome Guest Members

Ann Steed and Rhonda

B. Owner/Guest Comments & Letters

Unit 13 submitted a list of escrow repairs for the Board to review

C. Review & Acceptance of Minutes

Luis moved to accept the April minutes as presented. The motion was seconded by Harry and approved unanimously

D. Financial Reports

1. Review Financial Reports

Joe reviewed the April 2022 Profit & Loss YTD Comparison and Balance Sheets for both the Operating (Checking) and Reserves (Savings) accounts. He also reviewed the Profit & Loss Budget vs Actual sheet.

2. Treasurer's Report

a. Checking/Savings balances

Harry reviewed the checking and savings bank statements and transactions for April 2022.

On 4/30/22 the *Checking* account balance was \$28,383.62. The *Savings* account was at \$175,383.09.

b. Transfers

1. Automatic Reserves Assessment

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

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

Final review of past reserves expenditures paid by the Operating Account was reviewed. An additional \$9,215.90 for past repairs has not been reimbursed at this time. Fascia work completed last month came to \$3,618.38.

Diana moved to approve a transfer from the Reserves Account to the Operations Account in the amount of \$12,834.28 for past and recent reserves work. Luis seconded the motion which carried unanimously.

Financial records are available for membership to review by appointment

E Reserves Study Recommendations 2020-2022

1. Paint rails and window trim

Casey not available, Joe to look for a new person

2 Repair/Paint trim/facia

Pending Tony's schedule

3. Concrete tile and roof repairs

Pending Paul or Tony's schedule

F. Maintenance Grounds/Common Area Review

1. Landscape

No issues

2. Pool

No issues

3. Exterior Lights

No issues

4. MPUD/Discrepancies

Numbers are back to normal. The Indian Tribe offered to reimburse the association for Unit 29's over usage. Joe to submit an invoice to the Tribe based on Harry's tracking of water usage.

G. Old Business

1. Carport Brackets

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 capped. No new issues

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

Still waiting for estimates.

5. Fire Defensible Space Inspection Preparation

We passed inspection by CDF this year. No new recommendations at this time

6. Discussion of Planned Development Owner vs Association Responsibility

No new discussion. To be presented at the Annual Membership Meeting.

H. New Business

1. Annual Member Meeting

June 18, 2022, 10am- Noon, Covered Bridge

2. Other New Business

Discussion of the need for owners to keep dryer vent clean. Will be added to flyer for the Annual Member Meeting.

3. Next Regular Board of Directors meeting

Next Board of Directors meeting is scheduled at 6:00 p.m., Tuesday, June 14, 2022, covered bridge

I. Adjournment of Meeting

The meeting was adjourned at 7:18 pm

Respectfully Submitted,
Diana Terra/ACDHOA Secretary