

**ACUERDO CON DIOS—HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting—November 8, 2022**

**A. Opening Meeting**

**1. Call to Order**

The meeting was called to order by President Rhonda Ellis at 6:00 pm

**2. Determination of Quorum**

Harry Steed- Treasurer, Diana Terra-Secretary, and Luis Mercado, 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 11/1/02

**4. Welcome Guest Members**

Ron unit 27 was present

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

Rhoda asked about Campora billing. We have not received a bill yet for the line inspection

Rhonda was informed by Campora that flammable products were being stored in some of the water heater closets. Joe to add a caution notice to the annual mailing.

Rhonda asked about storing of firewood. Cal Fire recommends storing 30-50 feet from buildings. BOD agreed that exclusive use patio areas are best location.

Rhoda requested permission to install a security screen door to her unit. She was not able to find a brown security door. She also requested permission to paint her front door black. BOD agreed that front doors should all be a uniform color. Harry moved to allow Rhonda to install a black security screen door. Luis seconded the motion which carried unanimously.

**C. Review & Acceptance of Minutes**

Rhonda moved to accept the October minutes as written. The motion was seconded by Luis and approved unanimously.

**D. Financial Reports**

**1. Review Financial Reports**

Joe reviewed the October 2022 Profit & Loss YTD Comparison and Balance Sheets for both the Operating (Checking) and Reserves (Savings) accounts. He also reviewed the Profit & Loss YTD, and Budget vs actual for the checking account.

## **2. Treasurer's Report**

### **a. Checking/Savings balances**

Harry reviewed the checking and savings bank statements and transactions for October 2022. On 10/31/22 the *Checking* account balance was \$22,784.67. The *Savings* account was at \$187,662.91

### **b. Transfers**

The \$2,646.08 regular monthly assessment was transferred from the operations account to the Reserves.

### **3.. Bank Signature Cards**

Appointment at bank to be scheduled pending Bill's information

### **...4. 2023 Budget Proposal**

Harry made no changes to the proposed draft budget presented in September and available on the website.

Diana moved to ratify the proposed budget draft as the 2023 Budget. Rhonda seconded the motion. The 2023 Budget was approved unanimously and ratified 11/8/22.

*Financial records are available for membership to review by appointment*

## **E Reserves Study Recommendations 2020-2022**

### **1. Paint rails and window trim**

Completed

### **2 Repair/Paint trim/facia**

Pending Paul, Rick, or 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**

Light at steps in front of unit 14 is still out. There is also a light out at the driveway entrance posts.

### **4. MPUD/Discrepancies**

No unusual water usage or charges. Invoices are back to normal numbers

## **G. Old Business**

**1. Carport Brackets**

Pending Paul Standen

**2. Units in need of repair**

Rhoda expressed that these escrow repairs are a year old

a. **Unit 33** Joe to ask Tony or Rick if they can complete some of repairs

1. **Escrow repair** Joe to ask Tony or Rick if they can complete some of the repairs

b. **Unit 27** Joe to ask Tony or Rick if they can complete some of the repairs

..... c. **Unit 13** Joe to ask Tony or Rick if they can complete some of the repairs

**3. Hose Bibb/Minor Plumbing Leak Tracking.**

William Smith Plumbing is coming this week to repair the hose bib behind unit 30, the shut off valve leak at unit 19, and inspect/repair a pool line leak.

**4. Fire Defensible Space Inspection Preparation**

Nothing new. Next inspection around March

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

Nothing new. May readdress at Annual Member Meeting

**6. Bulletin Board**

Complete

**7. Sidewalk cracks**

Joe to look at cracks near unit 34 after meeting

**H. New Business**

**1. Other New Business**

Rhonda asked about gutter cleaning. Joe to see if Jesse is available and able to inspect gutters.

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

*Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, January 10, 2023, unit 25*

**I. Adjournment of Meeting**

The meeting was adjourned at 7:41 pm



Respectfully Submitted,  
Diana Terra/ACDHOA Secretary