

ACUERDO CON DIOS—HOMEOWNERS ASSOCIATION
Board of Directors Meeting—October 11, 2022

A. Opening Meeting

1. Call to Order

The meeting was called to order by President Rhonda Ellis at 5:56 pm

2. Determination of Quorum

Bill Bulfer-Vice President, Harry Steed- Treasurer, Diana Terra-Secretary, and Luis Mercado, were present. Bill left the meeting early after a quorum was met without him. 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 10/5/22

4. Welcome Guest Members

Roquell unit 23 and Ron unit 27 were in attendance

B. Owner/Guest Comments & Letters

No comments/letters were received

C. Review & Acceptance of Minutes

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

D. Financial Reports

1. Review Financial Reports

Joe reviewed the September 2022 Profit & Loss YTD Comparison and Balance Sheets for both the Operating (Checking) and Reserves (Savings) accounts. He also reviewed the Profit & Loss YTD 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 September 2022. On 9/30/22 the *Checking* account balance was \$28,242.85. The *Savings* account was at \$185,013.88.

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

....4. 2023 Preliminary Budget Proposal

Harry reviewed the 2023 Preliminary Budget Proposal. No changes were made to the first draft. This budget draft is posted to the documents page of the website.

Financial records are available for membership to review by appointment

E Reserves Study Recommendations 2020-2022

1. Paint rails and window trim

Rick Daniels is onsite completing now

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

4. MPUD/Discrepancies

No unusual water usage or charges

G. Old Business

1. Carport Brackets

Pending Paul Standen

2. Units in need of repair

a. **Unit 33** Rick to look at after painting is completed

1. Escrow repair Rick to look at after painting is completed

b. **Unit 27** Rick to look at after painting is completed

..... c. **Unit 13** Rick to look at after painting is completed

3. Hose Bibb/Minor Plumbing Leak Tracking.

Unit 30 cap is leaking. Unit 19 shutoff valve box.

4. Fire Defensible Space Inspection Preparation

Nothing new. Next inspection around March

5. Discussion of Planned Development Owner vs Association Responsibility

Joe is still working on a draft policy There was discussion of seeking attorney advice

6. Propane Transition

Complete

7. Bulletin Board

Housing structure is onsite ready to be installed

H. New Business

1. Other New Business

A walk through needed to assess sidewalk cracks

2. Next Regular Board of Directors meeting

Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, November 8, 2022, unit 28

I. Adjournment of Meeting

The meeting was adjourned at 7:15 pm

A handwritten signature in cursive script that reads "Diana Terra". The signature is written in black ink and is positioned below the text "The meeting was adjourned at 7:15 pm".

Respectfully Submitted,
Diana Terra/ACDHOA Secretary