

ACUERDO CON DIOS—HOMEOWNERS ASSOCIATION
Board of Directors Meeting—September 13, 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

Bill Bulfer-Vice President, Harry Steed- Treasurer, Diana Terra-Secretary, and Luis Mercado, were present. Bill left the meeting early after reviewing and signing checks. 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 9/7/22

4. Welcome Guest Members

Amy Olson renter of unit 23 was present with questions concerning propane services

B. Owner/Guest Comments & Letters

No comments/letters were received

C. Review & Acceptance of Minutes

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

D. Financial Reports

1. Review Financial Reports

Joe reviewed the August 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 August 2022. On 8/31/22 the *Checking* account balance was \$31, 316.50. The *Savings* account was at \$182, 365.20.

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 first draft proposal. By reimbursing the Operating Account for reserves repairs paid during 2018-2021 (transfer approved by the BOD in May 2022) we can fund increases in the operating expenses without increasing monthly fees. \$9,065.00 is proposed to be held in a contingency fund for unbudgeted repairs. That amount and more may be needed for carport repairs.

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 expected to be on site in September 22-October 7

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

Filters were just cleaned, and chlorine lines were replumbed

3. Exterior Lights

Light out at steps in front of unit 14

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 Pending Paul or Tony

1. Escrow repair Pending Paul, Rick or Tony

b. Unit 27 Paul repaired driveway side

..... **c. Unit 13** Joe to have Tony assess

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

5. Discussion of Planned Development Owner vs Association Responsibility

Joe is still working on a draft policy

6. Propane Transition

Rhonda received a copy of Jarco's report by email. Diana will post on website when received.

Campora will complete the change over on September 30, 2022. Joe will call Suburban to let them know of the changeover.

H. New Business

1. Other New Business

None

2. Next Regular Board of Directors meeting

Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, October 11, 2022, covered bridge. Unit 28 available in case of foul weather.

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 dark ink and is positioned below the text "The meeting was adjourned at 7:15 pm".

Respectfully Submitted,
Diana Terra/ACDHOA Secretary