

**ACUERDO CON DIOS—HOMEOWNERS ASSOCIATION
Board of Directors Meeting—February 17, 2023**

A. Opening Meeting

1. Call to Order

The meeting was called to order by President Rhonda Ellis at 6:01 pm

2. Determination of Quorum

Bil Bulfer-Vice President, 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 2/1/23

4. Welcome Guest Members

Ron unit 27, Jan Ramos-Town & Country Property Management (for unit 27), and Wes unit 24 were present.

B. Owner/Guest Comments & Letters

Wes unit 24, asked to address drainage. Water pools outside below his front windows and by his front door entrance. Joe suggested digging a swell to direct the water to go past unit 25. Harry moved to hire Casey through PrideStaff to dig a swell to redirect the drainage alongside the sidewalk from unit 24-34, for time and materials, not to exceed \$2,000. Diana seconded the motion which passed unanimously.

Ron and Jan reported a roof leak during the last storm and asked about the status of repairs to the roof. They also asked about drywall repairs. Joe reposted that Tony Jacobs made two repairs to the roof. We will not know if the second repair completed the job until the next rain. Joe will look at dry wall damage after the meeting.

Rhonda unit 33 had a leak repaired by Tony Jacobs.

Ron requested permission to install a Water Pressure Regulator on his unit. He was informed that the BOD established policy last summer, allowing the owners to hire a licensed plumber to do so at the owner's expense. BOD approval is only necessary if an above ground housing unit is needed. See Minutes July, 12, 2022, H.4.

C. Review & Acceptance of Minutes

The BOD takes a holiday each December, unless there is pressing business to address. The January 2023 meeting of the BOD was cancelled due to inclement weather.

Luis moved to accept the November 2022 minutes as written. The motion was seconded by Rhonda and approved unanimously.

D. Financial Reports

1. Review Financial Reports

Joe reviewed the January-December 2022 Profit & Loss YTD and Balance Sheets for both the Operating (Checking) and Reserves (Savings) accounts. He also reviewed the 2023 January Profit & Loss YTD, and Balance Sheets for both accounts, as well as the Reserves Component List.

2. Treasurer's Report

a. Checking/Savings balances

Harry reviewed the checking and savings bank statements and transactions for January 2023. On 1/31/23 the *Checking* account balance was \$17,006.15. The *Savings* account was at \$195,610.43.

b. Transfers

The \$2,646.08 regular monthly assessment was transferred from the operations account to the Reserves December 2022 and January 2023. Harry reported that the automatic transfer will change in April 2023 to reflect the current budget.

3.. Bank Signature Cards

Completed.

....4. Operations Account Reimbursement

The transfer (approved May 2022) to reimburse the Operating Account for reserves expenditures in 2018-2021 was made on 2/17/23 and will show on the March Statement.

Diana presented a spread sheet of reserves expenditures paid by the operating account in 2022 for the board to review.

Financial records are available for membership to review by appointment

E Reserves Study Recommendations 2020-2022

1. Repair/Paint trim/facia

Pending weather

2 Concrete tile roof repairs

Pending Paul, Rick, or Tony's schedule

3. Pool Fence

Pool fence is in good condition. Joe to look for an alternative automatic gate latch.

F. Maintenance Grounds/Common Area Review

1. Landscape

Unit 30 is concerned with water building up around the AC unit. Joe reported that there is no slope to the land around the AC unit so a swell will probably not work. Joe to ask an AC person for an estimate of raising the slab that the condenser sits on.

2. Pool

Pool Patrol is currently repairing the vacuum.

3. Exterior Lights

Carport light above slips for unit 11 & 12 is out. Harry to check

4. MPUD/Discrepancies

Unit 23's leak caused some unusual water usage. The leak has been repaired

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.

No new leaks

4. Fire Defensible Space Inspection Preparation

Nothing new. Next inspection around March

5. Discussion of Planned Development Owner vs Association Responsibility

Nothing new. Will remove from BOD agenda but add/keep on Annual Member Mtg agenda.

6. Sidewalk cracks

Joe inspected and will ask Casey to grind to a level surface when he is renting equipment to dig the swell from units 24-34.

7. Gutter Cleaning

Pending Jesse's schedule

H. New Business

1. Letter re tentative agreement of easement

Roberta Standen has asked for a formal statement of cooperation on easement to her property in the back of the lot. Joe presented a letter that the HOA sent to Roberta at the time of the covered bridge repairs. The board does not feel the further action is necessary until Ms. Standen presents a formal plan for the easement.

2. Other New Business

Joe presented the prepared 2022 Tax Returns for signature

Joe announced that he has sold the management portion of Sierra Pines Property Management but has not made a final decision on the HOA Management portion.

Annual Member Meeting planning needs to be addressed. Harry to check on the availability of the Methodist Church Hall.

...3. Next Regular Board of Directors meeting

Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, March 14, 2023, unit 25

I. Adjournment of Meeting

The meeting was adjourned at 7:35 pm

Respectfully Submitted,
Diana Terra/ACDHOA Secretary