

**ACUERDO CON DIOS—HOMEOWNERS ASSOCIATION  
Board of Directors Meeting—March 14, 2023**

**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 Joe, posted at the mailboxes, and posted on the website on 3/7/23

**4. Welcome Guest Members**

Janet Ramos and Melanie--Town & Country Property Management, Caroline Coder #30, and Roquel #34 were present

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

Deger, unit 23, reported some fallen roof tiles

**C. Review & Acceptance of Minutes**

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

**D. Financial Reports**

**1. Review Financial Reports**

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

**2. Treasurer's Report**

**a. Checking/Savings balances**

Harry reviewed the checking and savings bank statements and transactions for February 2023. On 2/28/23 the *Checking* account balance was \$29,036.78. The *Savings* account was at \$189,042.96.

**b. Transfers**

The \$2,646.08 regular monthly assessment was transferred from the operations account to the Reserves. \$9,216.00 was transferred from the Savings to the Checking account to reimburse the operating account for reserves expenditures. This transfer was approved by the BOD in May of 2022

***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**

Caroline to provide County Specs for pool fencing so we can get estimates for replacement.

## **F. Maintenance Grounds/Common Area Review**

### **1. Landscape**

Drainage from 23-34 is still being addressed. Plastic tubing is currently in place to direct water flow. Swell in front of 24-25 has been dug, a wood plank is covering the opening. Discussed replacing the wood plank with a metal plank for better security.

Diana requested that the Cypress on the side of 16 be topped as it brushes against roof tiles. There was discussion of removing both cypress trees instead.

Diana reported that the gutter on the carport facing the back of 11 & 12 is still not secure. Water continues to flow between wood edge and gutter.

### **2. Pool**

Pool Patrol is still repairing the vacuum.

### **3. Exterior Lights**

Some LED lights out along sidewalk in front of 17-19

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

No issues

## **G. Old Business**

### **1. Carport Brackets**

Pending Paul Standen

### **2. Units in need of escrow repairs (33, 27, 13)**

Pending Tony Jacob's schedule

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

No issues

### **4. Fire Defensible Space Inspection Preparation**

Inspection should take place soon

### **5. Sidewalk Crack**

Repaired

### **6. Gutter cleaning**

Pending Jesse's schedule

**7. Annual Member Meeting Planning**

Rental of Senior Center is \$150.00. Harry and Rhonda to check on other sites. May postpone until good weather when covered bridge can be used.

**8. Sierra Pines Property Management Status**

Joe submitted written notice of resignation. He has assigned his contract with ACD to Janet Ramos of Town & Country Property Management.

**9. Drainage Swell along 24-34**

Addressed under F.1. Maintenance GroundsLandscape

**10. Modification of AC Condenser mount slab unit 30**

Have not gotten an estimate on raising the slab. Caroline expressed concern with water build up along her outside walls. Harry recommended installin 4 more drop boxes for sump pumps at the rear of units 30 and 32, and the front of units 33 and 24.

Diana moved purchase a third sump pump and to hire Casey through PrideStaff to purchase and install four drop boxes, not to exceed a total of \$1,500.00. Harry seconded the motion which passed unanimously.

**11. Dry wall Roof leaks**

Pending Tony's schedule

**H. New Business**

**1. Review of Property Management and Grounds Maintenance Contracts**

Diana to send Management Contract to BOD and Janet Ramos to review. Maintenance Contract was emailed to the BOD to review. No action was suggested at this time.

**2. Other New Business**

Harry mailed the signed Tax Returns

Two Fire extinguisher boxes are damaged

Harry suggests requesting membership consider increasing their participation in ACD business. He also urges directors to regularly review association documents.

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

*Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, April 11, 2023, unit 25*

**I. Adjournment of Meeting**

The meeting was adjourned at 7:23 pm

Respectfully Submitted,  
Diana Terra/ACDHOA Secretary