

**ACUERDO CON DIOS—HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting—May 9, 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**

Harry Steed- Treasurer, Luis Mecado and Diana Terra-Secretary, were present. Janet Ramos—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 5/2/23

**4. Welcome Guest Members**

No guest were present

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

Unit 34 found a water leak. Tony Jacobs has been notified and is in the process of evaluating the problem.

**C. Review & Acceptance of Minutes**

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

**D. Financial Reports**

**1. Review Financial Reports**

Janet reviewed the April 2023 Profit & Loss YTD and Comparison, Balance, and . Budget vs Actual sheets, for both the Operating (Checking) and Reserves (Savings) accounts.

Jan asked to switch from Quick Books to Buildium for future financial reports. The consensus was that Jan will prepare the May Financials with both programs and a decision on accounting program will be made at the June BOD meeting.

**2. Treasurer's Report**

**a. Checking/Savings balances**

Harry reviewed the checking and savings bank statements and transactions for April 2023. On 4/30/23 the *Checking* account balance was \$22,607.90. The *Savings* account was at \$194,473.60.

**b. Transfers**

The \$2,713.26 regular monthly assessment was transferred from the operations account to the Reserves. The automatic transfers for January and February were in last years amount. Harry to transfer \$132.34, the balance that was budgeted and owed this year.

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

**E Reserves Study Recommendations 2020-2022**

**1. Repair/Paint trim/facia**

Rick Daniels will be on site in the coming week to review and finish

**2 Concrete tile roof repairs**

Previously repaired rooves did not leak during the last rain storm. Tony Jacobs to start drywall work soon.

**3. Pool Fence**

Tony reviewed the requirements and reported that the gate needs to swing both ways.

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

**1. Landscape**

No issues

**2. Pool**

Vacuum is still out for repairs, may need to be replaced. Harry to ask Pool Patrol to check cyanuric acid levels.

**3. Exterior Lights**

Harry has purchased the needed light bulbs and will replace the burned out bulbs soon.

**4. MPUD/Discrepancies**

No issues

**G. Old Business**

**1. Carport Brackets**

Nothing new

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

Pending Tony Jacobs schedule

**3. Roof Tiles unit 23**

Tony is considering taking on these repairs

**4. Cypress trees on the side of unit 16**

Have been removed.

**5. Sump Pump / Drop Boxes**

Casey finished one drop box and started on a second.

**6. Fire extinguisher boxes**

Janet and Rhonda to call the Fire Guy and ask them to replace the three broken boxes when they are on site for the annual inspection

**7. Gutter Cleaning/Repairs**

Tristin has been on site and reviewed the gutters. He reported that the gutter in front of units 24-25 needs the barge rafter it is attached to repaired.

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

No issues

**9. Fire Defensible Space Inspection Preparation**

Waiting for inspection and report

**10. Annual Member Meeting Planning**

Scheduled June 17, 2023 at the covered bridge

**11. Drywall Repairs**

Tony to start making repairs

**12. Letter of Intent Draft**

Reviewed and approved the draft generated from Executive Board meeting notes.

**13. Policy for reimbursing repairs**

Reviewed and approved the draft generated from Executive Board meeting notes.

**14. Policy for Rental properties**

Reviewed and approved the draft generated from Executive Board meeting notes.

**15. Advisory Committee for letter of Intent**

Need for members to serve on committees to be discussed at the Annual Member Meeting.

**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, June 13 2023, at the covered bridge*

**I. Adjournment of Meeting**

The meeting was adjourned at 7:13 pm

Respectfully Submitted,  
Diana Terra/ACDHOA Secretary