Acuerdo Con Dios- Homeowners Association

Board of Directors Meeting – 14 November, 2023

A. Opening Meeting

1. **Call to Order-** The meeting was called to order by President Rhonda Hitson at 6:OO PM.
2. **Determination of Quorum-** President Rhonda Hitson, Vice President Luis Mercado, Treasurer Harry Steed, and Board Member at Large Carolyn Coder.
3. **Proof of Notice of Meeting-** Posted on website November 10, 2023 and on bulletin board November 9, 2023.
4. **Guests –** Ron, Chasey White and Dina

B. Owner/Guest Comments & Letters

C. Review & Acceptance of Minutes from 10 Oct

1. Carolyn motioned to accept as corrected; Luis seconded.
2. Minutes were approved unanimously.

D. Financial Reports

1. **Finical Monthly Report Property Manager-** Jan went over monthly expenses, charges for budgeted and budgeted expense.
    A. **Later fees on Condo #15** - Motion was put forward by David Schendel, to give the landlord until 10 December to pay the full amount. Whatever the remainder of the balance is as of 10 December, late fees will be assessed on 16 December 2023.
    B. **Discussion on late fees - Harry** and Jan will access the 30 discrepancy in reporting late fees.
2. **Treasure's Report**-
    A. **Checking/Savings balances-** Harry reviewed checking and saving account from last 30 – days and went over year-to-date expenses.
    B. Repairs cost for roof repairs on 33 & 34 from Reserve Account verse Operational Account. Finical Commit will access and give recommendations during next board meeting, date to be determined.

3. 2024 Budget Ratification- Harry reviewed 2023 budget and 2024 Draft Budget.
    A. Motion by Carrol seconded by Dave to approve the 2024 Budget, to increase monthly HOA fee to $400.00 for 2024. Motion passed.
    B. Dave put forward a motion to invest in CDs in January for $20,000.00. Carrol seconded the motion. Motion passed.

4. Finical Committee- Dianne will access and report to the committee next board meeting to be determined.

5. **Transfers**

A. **Balance due for –** No Notes Taken

E. **Reserve Study Recommendations 2020-2022**
   1. **Concrete tile roof repairs-** Discussion about whether this should be paid out of reserve or not.

F. **Maintenance Grounds / Common Area Review**
   1. **Landscaping-** no new issues.
   2. **Exterior lights-** on going.
   3. **MUD**- no issues.

G. **Old Business-**
   1. **Gutter Cleaning/Repairs**- Tony is working on this.
   2. **Hose bib/minor plumbing leak tracking-** no updates.

H. **New Business**
   1. **Satellite Dish on the Roofs-** Letter to homeowners to remove satellite dishes.
   2. **Repair Gates-** Will get cost estimates.
   3. **Fire Boxes** – Cost estimates on removing bushes.
   4. **Water Pressure Regulator/Special Assessment-** Ron worked with MPUD to figure
   5. **Budget-** Annual review.
   6. **Next Regular Board of Directors Meeting-** Next BOD meeting is scheduled for 6:00 PM on January 9, 2023 at Condo #20.
   7. **Meeting Adjournment-** Meeting was adjourned at 8:36PM.

Submitted by,
David Schendel
ACDHOA Member at Large