

**ACUERDO CON DIOS—HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting—June 13, 2023**

**A. Opening Meeting**

**1. Call to Order**

The meeting was called to order by President Rhonda Ellis at 6:02 pm

**2. Determination of Quorum**

Bill Bulfer-Vice President, Harry Steed-Treasurer, and Diana Terra-Secretary were present. Janet Ramos—Property Manager was not able to attend.

**3. Proof of Notice of Meeting**

The agenda was emailed to the BOD and Janet, posted at the mailboxes, and posted on the website on 6/6/23.

**4. Welcome Guest Members**

Ron, unit 27 owner was present.

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

No letters or messages were received.

**C. Review & Acceptance of Minutes**

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

**D. Financial Reports**

**1. Review Financial Reports**

Harry reviewed a draft of the Quick Book financials sent by Janet. Harry and Rhonda are scheduled to review the draft with Janet on Thursday.

**2. Treasurer's Report**

**a. Checking/Savings balances**

Harry reviewed the checking and savings bank statements and transactions for May 2023. On 5/31/23 the *Checking* account balance was \$23,259.52. The *Savings* account was at \$197,189.22.

**b. Transfers**

**1. Regular Budgeted**

The \$2,713.26 regular monthly assessment was transferred from the operations account to the Reserves on 5/1/23.

**2. Balance due for January-February 2023**

The automatic transfers for January and February were in last year's amount. Harry transferred \$132.34, (the balance that was budgeted and owed for January and February) on 6/9/23. This transfer will appear in next month's statement.

The re regular transfer of \$2,712.25 for the month of May was made on 5/1/23.

### **3. Reserves repairs completed in 2022**

Diana provided a spreadsheet of reserves expenses paid by the operation account during 2022. The BOD reviewed but did not take any action on it.

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

## **E Reserves Study Recommendations 2020-2022**

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

Searching for a new contractor

### **2 Concrete tile roof repairs**

Searching for a new contractor

### **3. Pool Fence**

Diana has heard nothing back from Ranch Fence. She will call to make an appointment for an estimate of replacement cost.

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

### **1. Landscape**

Casey needs to add two sprinkler heads for the ivy in front of Units 11& 12. Casey submitted an estimate of \$200. Diana moved to have Casey install two sprinkler heads in front of units 11&12 not to exceed \$225. The motion was seconded by Harry and passed unanimously.

### **2. Pool**

The vacuum is not repairable and needs to be replaced. The gate latch was repaired, and a sign was purchased and installed on the gate noting that it should be kept closed. The chlorine pump is not working efficiently at present. Pool Patrol will attempt to clean the lines.

### **3. Exterior Lights**

Previously noted light bulbs have been replaced. Two more lights were reported to be flickering in another carport.

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

No issues

## **G. Old Business**

### **1. Carport Structural Support**

Nothing new

### **2. Escrow repairs units 13, 27,33**

Tony Jacobs is still addressing.

### **3. Roof Leak Repairs**

#### **a. leaks 27, 33, 34**

Tony Jacobs is still addressing.

#### **b. dry wall repairs**

Waiting for leak repairs to be completed

### **4. Sump Pump / Drop boxes /Drainage**

The four drop boxes have been installed. Two new sump pumps are still to be purchased. Unit 24 is requesting a pedestrian grate to replace the steel plate installed over the drainage trench by the steps for units 24 & 25.

### **5. Fire extinguisher boxes**

Janet and Rhonda are still working on scheduling. Rhonda reported that a fourth box needs to be repaired.

### **6. Gutter Cleaning/Repairs**

Tristan cleaned all gutters but reported that several are attached to rotting fascia boards that need to be replaced if the gutters are to function without falling from water weight.

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

No issues

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

Rhonda reviewed notes from the Fire Inspection. Diana expressed concern for curtains/shades that a few units have on their upstairs decks. They are out of compliance with the CCR's and are now noted as a possible fire hazard. Diana suggested folding screens that can be put up and taken down but not permanently attached. There was discussion of notifying owners and renters that deck privacy installations need to be submitted to an architectural design committee before being installed.

Rhonda to provide Casey with a copy of the Fire Inspection notes and ask him to let the BOD know if he is willing to address any of the needed work.

### **9. Letter of Intent Draft**

Reviewed/discussed changes submitted by Ron. He will update the draft based on what was discussed.

### **10. Policies Review /Approval**

#### **a. Reimbursement for owner repaired reserves items**

To be presented and discussed at the annual membership meeting. Policy drafts were mailed to the membership.

#### **b. Rent/Lease Agreements**

Policy drafts were mailed to the membership with the annual membership meeting mailing. Some owners have expressed that a copy of the lease agreement might violate the privacy of their renters. The BOD agreed that Renter names and contact details are needed but not necessarily a copy of the lease. To be discussed further at the annual membership meeting

### **11. Annual Membership Meeting**

Harry expressed the need for a long table so that BOD members are facing the membership. Diana stated that a sheet needs to be presented for members to update their contact information.

**H. New Business**

**1. Other New Business**

Diana presented a calendar of annual inspections/renewal as suggested at the May meeting. Harry noted that annual budget planning and ratification needs to be added.

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

*Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, July 11, 2023, at the covered bridge.*

**I. Adjournment of Meeting**

The meeting was adjourned at 7:37 pm

A handwritten signature in cursive script that reads "Diana Terra".

Respectfully Submitted,  
Diana Terra/ACDHOA Secretary