

Acuerdo Con Dios- Homeowners Association
Board of Directors Meeting – September 12, 2023

A. Opening Meeting

1. **Call to Order-** The meeting was called to order by President Rhonda Hitson at 6:10 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-** Notices were hand delivered Sept 8 and posted at bulletin board Sept 7

B. Owner/Guest Comments & Letters

1. Member Diana Terra commented regarding the cost of pest control vs necessity

C. Review & Acceptance of Minutes from 8 August 2023

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

D. Financial Reports

1. **Review Financial Reports-** Jan handed out the delinquent fee list for the Board to review. She noted that this was her first review of the financials and she was having to do it on the spot. Several expenses and amounts were questioned: Fire extinguishers, landscaping amount, "Repairs-other" - Jan to clarify at next meeting
2. **Treasure's Report-**
 - A. **Checking/Savings balances-** Harry reviewed checking and saving account statements for July 2023.
 1. Checking balance was: \$23,319.20 with 3 checks still outstanding
 2. Savings balance was \$205,468.86.
 3. **Transfers**
 - A. Regular Budget – No Notes Taken
 - B. Balance due for – No Notes Taken

E. Reserve Study Recommendations 2020-2022

1. **Pool Fence-** Still no response from Ranch Fence. Item tabled.
2. **Concrete tile roof repairs-** Discussion about whether this should be paid out of reserve or not.
3. **Painting-** Harry to move \$17,000 from reserve to operating account.

F. Maintenance Grounds / Common Area Review

1. **Landscaping-** no new issues.
2. **Pool-** Vacuum to be replaced. Health inspection passed. High (borderline) cyanuric acid was discussed
3. **Exterior lights-** Replaced some.
4. **MPUD-** Water use has dropped by 124,000 gallons

I. Old Business-

- 1. Speed warning signs-** Signs have arrived and will be posted in next couple of weeks.
- 2. Escrow repairs 13, 27, & 33-** 13 and 27 have been completed. 33 expected to be completed in 1-2 weeks.
- 3. Roof Leak repairs-** Leaks at 27, 33, and 34 have been stopped and drywall has been repaired.
- 4. Fire Extinguisher Boxes-** Installed ten boxes. One box arrived damaged and there are 4 extras. Carolyn motioned to return the left-over boxes. Luis seconded. Motion passed unanimously.
- 5. Gutter Cleaning/Repairs-** Tony is working on this.
- 6. Hose bib/minor plumbing leak tracking-** no updates.
- 7. Letter of Intent draft-** The letter was mailed. Roberta Standen did not receive it. Jan re-sent the letter.

H. New Business

- 1. Water Pressure Regulator/Special Assessment-** Skipped this item, awaiting committee report.
- 2. Pest Control Inspection and Quarterly Service-** Discussion of report was that all findings were regarding fungus that BOD was already aware of from previous inspections. Quarterly pest control was tabled.
- 3. Financial Review Committee-** A committee was formed with Board Members Luis Mercado and Carolyn Coder and Member Diana Terra. Tasked with reviewing financial documents for 2023 YTD.
- 4. Budget-** Treasurer Harry Steed gave some preliminary opinions regarding the need to increase dues due to increase in cost of garbage and insurance (+414/year effective Oct 8). Consumer Price Index currently 3.29%.
- 5. Next Regular Board of Directors Meeting-** Next BOD meeting is scheduled for 6:00 PM on October 10, 2023 at the covered bridge.
- 6. Meeting Adjournment-** Meeting was adjourned at 7:33 PM.

Submitted by,
Carolyn Coder
ACDHOA Member at Large