

Acuerdo Con Dios- Homeowners Association

Board of Directors Meeting Minutes

April 16, 2024

A. **Opening Meeting**

1. **Call to Order-** The meeting was called to order by President Rhonda Hitson at 6:05 PM.
2. **Determination of Quorum-** President Rhonda Hitson, Treasurer Harry Steed, Vice President Luis Mercado, and Board Member at Large Carolyn Coder were present.
3. **Proof of Notice of Meeting-** Posted on website April 9 and on bulletin board April 12, 2024.
4. **Welcome Guest Members**  
Diana Terra, PM- Jan Ramos, Lynn Mattos, Terry Redding and Kathleena Jost Unit 19, Casey White Unit 12, Raquel Edwards Unit 34

- B. **Owner/Guest Comments & Letters** – Terry R: ivy between 19 and 12, proposed tan colored interlocking brick with gravel, ivy has been dead for more than a year. Satellite dish issue, requests timely notification from property management. 19 has had their dish removed.  
Casey W: spoke with Casey Topper, he can lay fabric and landscape over ivy \$200 – 300 for materials. Also, she moved in in October 2023 and has noticed water leak near chimney. Rhonda to send someone to look at leak/ damage. Tony Jacobs to be scheduled by Jan R.

C. **Review & Acceptance of Minutes from Feb 20th**

1. Rhonda motioned to accept minutes. Harry seconded. Minutes approved.

D. **Financial Reports**

1. **Financial Monthly Report Property Manager-** Lynn provided financial report to the board via email for review. She commented that it will appear that less money was received this month due to lag between checks arriving and report generation. Common area expenses are over budget. There were no significant issues with the financials.
2. **Delinquent association owners** - No significant issues.
3. **Taxes** – Will be submitted to preparer by 5/15..
4. **Treasurer's Report-**
  - A. **Checking/Savings balances.** Harry reviewed checking and saving accounts from the last 30 days and went over year-to-date expenses. There were a couple of non-routine expenses in the past month.
  - B. The reserves transfer amount for Jan.-Feb. catch up was transferred.
  - C. Quarterly \$20,000.00 investment in CD was signed by Jan and Harry at 3.5% interest rate. However, the bank requires a compliance document to prove nonprofit status. Luis will still need to sign for the CD.
  - D. Harry will register the HOA with the State of California as non-profit and report back to the board at the next meeting. Nonprofit status must be in place before we can open a CD.

E. **Reserve Study Recommendations 2022-2024**

1. **Walla Services** — Jan has spoken with Walla to provide fee information.
2. **Concrete tile roof repairs** – Tony Jacobs is working on 15. 12 to be scheduled.

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

1. **Landscaping**- Harry, Rhonda, Casey walked property to assess what trimming is needed. Casey approved to trim what can be reached from ground.
2. **Exterior lights**- on going, 2 or 3 are out. Harry to purchase bulbs.
3. **MPUD** – same bill as last month but 3200 less gallons used. \$1929.53

G. **Old Business-**

1. **Satellite Dish on the Roofs** - Jan will send letter. Jan is still making calls.
2. **Water Pressure Regulator/Special Assessment**- Harry provided Ron with 9 months of water bills. Ron will present updates at the annual meeting.
3. **Financial Committee Update**- Board directed committee to start with 2023 then work backwards. Kathleena Jost volunteered to help with committee financial review.
4. **Annual Membership Meeting** – June 15<sup>th</sup> at 10 am was decided. Discussed mailing and agenda for meeting 45 days prior to meeting. Rhonda to ask Kelly W to report at meeting regarding building issues she found in her research.
5. **Condos 1-4 tree trimming** -branches over units to be cut. PG&E contractor removed the tops.

H. **New Business**

1. **Policy regarding satellite dishes** – discussion of adding rule referred to by the architectural committee for permission to install dishes. CCR Article 3.14. Ron will draft a letter.
2. **Water damage repairs** – looking for estimates for repairs and discussion of re-roofing. Contractor Sierra Mountain Roofing, Bill DeWitt to give estimate. Tony Jacobs to give estimate?

I. **Next Regular Board of Directors Meeting**- Next BOD meeting is scheduled for May 21<sup>st</sup> at 6 pm, location TBD

J. **Meeting Adjournment**- Meeting was adjourned at 7:20 PM.

Submitted by  
Carolyn Coder,  
Member at Large