

Acuerdo Con Dios- Homeowners Association

Board of Directors Meeting Minutes—

March 19, 2024

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, Treasurer Harry Steed, and Board Member at Large Carolyn Coder were present.
3. **Proof of Notice of Meeting-** Posted on website and on bulletin board March 15, 2024.
4. **Welcome Guest Members**
Ron Rhode, Diana Terra. PM- Jan Ramos, Lynn

B. Owner/Guest Comments & Letters - none

C. Review & Acceptance of Minutes from Feb 20th

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

D. Financial Reports

1. **Financial Monthly Report Property Manager-** Lynn provided an 8-page financial report to the board for review via email but not all Board members received, Harry had some questions which Lynn explained since there are new report formats. There were no significant issues with the financials.
2. **Delinquent association owners -** No significant issues.
3. **Taxes –** Jan has acquired a tax preparer, Mr. Gill.
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.
 - B. The reserves transfer amount is updated to \$2712.25 Harry to transfer the balance owed for Jan.-Feb. next month.
 - C. Quarterly \$20,000.00 investment in CD was signed by Jan and Harry at 3.75% interest rate.
 - 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. (Not discussed at the meeting needs follow up?)

E. Reserve Study Recommendations 2022-2024

1. **Walla Services —** Steve Walla and Harry walked property.
2. **Concrete tile roof repairs –** Repairs halted until new reserve study completed. Units 15, 24 and 29 are tarped.

F. Maintenance Grounds / Common Area Review

1. **Landscaping-** no new issues.
2. **Exterior lights-** on going, 2 or 3 are out.
3. **MPUD** – from 1/24 to 2/21 one of the meters dropped from 21k gallons to 7k gallons.

G. Old Business-

1. **Satellite Dish on the Roofs-** Jan has been calling owners as she has a few to be removed she lets Casey know. Letter forthcoming?
2. **Backflow** – Invoice paid; certs completed.
3. **Water Pressure Regulator/Special Assessment-** Harry provided Ron with 9 months of water bills. Ron will present updates at the annual meeting.
4. **Financial Committee Update-** Board directed committee to start with 2023 then work backwards.
5. **Annual Membership Meeting – June 15th** at 10 am was decided. Discussed mailing and agenda for meeting.

H. New Business

1. **Contracts** – Decided that contracts will be renewed at time of budget and will be effective January through December going forward. Both Property Management and Landscape Maintenance to be increased 3.7%.
 2. **Condos 1-4 tree trimming** -branches over units to be cut, Rhonda, Harry, Casey, Jan to walk property to assess needs.
 3. **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.
- I. **Next Regular Board of Directors Meeting-** Next BOD meeting is scheduled for April 16 2024 , location TBD
- J. **Meeting Adjournment-** Meeting was adjourned at 7:33 PM.

Submitted by
Carolyn Coder
Member at Large