

Acuerdo Con Dios- Homeowners Association  
Board of Directors Meeting – 20 February 2024

**A. Opening Meeting**

1. **Call to Order-** The meeting was called to order by President Rhonda Hitson at 6:00 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 and on bulletin board February 15, 2024.
4. **Attendance - BM** Rhonda, Luis, Harry, David, Carol. Guest: Ron Rhode, Kelly White and Diana Terra. PM- Jan Ramos

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

1. **Kelly White** – Briefed the board on architecture design of roofs.
2. **Harry** – Harry discussed the potential impacts of costs on reserve study. Harry is waiting on contractor to provide quotes and will update the board at the next meeting.
3. Discussion of replacing cement tiles with other roofing material. Kelly has information on a possible roofer to consult on tile replacement.

**C. Review & Acceptance of Minutes from 10 Oct**

1. Rhonda motioned to accept minutes as amended. David seconded.
2. Minutes were approved.  
January Minutes were posted to website on 2-19-24

**D. Financial Reports**

1. **Financial Monthly Report Property Manager-** Jan provided an 8 page quarterly to date brief to the board for review. Jan agreed to send digital files to the board a week prior to each meeting in the future.
2. **Treasurer's Report-**
  - A. **Checking/Savings balances.** Harry reviewed checking and saving account from last 30 – days and went over year-to-date expenses.
  - B. Reserves transfer amount is still based on 2023 Budget. Harry to update the automatic transfer amount and transfer the balance owed for Jan.-Feb. next month.
  - C. Quarterly \$20,000.00 investment in CD. Harry will register the HOA with the State of California as non-profit and report back to board at the next meeting. Non profit status must be in place before we can open a CD.

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

1. **Walla Services** — **scheduled to be onsite by the end of the month. Harry requested to be alerted when they arrive.**
2. **Concrete tile roof repairs.** Unit 15, 24 & 29 have roof leaks. Work is ongoing update will be provided at next meeting.

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

1. **Landscaping**- no new issues.
2. **Exterior lights**- on going, one lighting issue was reported.
3. **MPUD** no issues.

G. **Old Business-**

1. **Satellite Dish on the Roofs**- Casey will remove all non-operable dishes. Rhonda sent Jan the location of 17 dishes on the property. Jan to contact owner/residents to verify if any dish is still in use.
2. **Water Pressure Regulator/Special Assessment**- Ron updated the board on the status of the water pressure regulator estimates, as well as, research on individual meters and discussions with MPUD.
3. **Financial Committee Update-**
  - A. Briefed the board on their review of the roof repairs and gave recommendations for future repairs. PM will investigate getting quotes from multiple roofing vendors. She will update the board at the next meeting.
  - B. Recommend the board maintain a running balance of at least 20,000 in the operational account.
  - C. Requested information on transfer that was made to the operational account to pay Jacob's final invoices.
4. **Annual Packets** – Noted that some members reported they had not received the mailing. PM to investigate.
5. **Sierra Tel Update – Some damages** done during the last install, are being corrected. Sierra Tel to assess repairs still needed. To complete the install, may require the drilling of patio's concrete to reach lines inside the stucco walls. Cement will be patched not resurfaced, owners will need to agree to patch work. Issue with digging due to reach install cable from driveway to building/units due to proximity to other utility lines. Sierra Tel is in the process of finding a new contractor to continue installation.

H. **New Business**

1. Preparation for annual Membership meeting needs to be added to agenda so the mailing can be ready for the required deadline.
2. **Next Regular Board of Directors Meeting**- Next BOD meeting is scheduled for 19 March 2024 at Condo #20.
3. **Meeting Adjournment**- Meeting was adjourned at 7:55 PM.

Submitted by,  
David Schendel  
ACDHOA Secretary

