

Acuerdo Con Dios- Homeowners Association
Board of Directors Meeting – 09 January 2023

A. Opening Meeting

1. **Call to Order-** The meeting was called to order by President Rhonda Hitson at 6:13 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 January 9, 2024, and on bulletin board January 4, 2024.
4. **Guests – BM** Harry, Carol, Rhona, David. Guest: Ron. PM Sec: Glen Topham, PM- Jan Ramos

B. Owner/Guest Comments & Letters

C. Review & Acceptance of Minutes from 10 Oct

1. Rhonda motioned to accept minutes. David seconded.
2. Minutes were approved.

D. Financial Reports

1. **Finical Monthly Report Property Manager-** Glen went over monthly expenses, charges for budgeted and budgeted expenses.
2. **Treasure's Report-**
 - A. Finical Committee. Discussion on moving money for repairs from the reserves for 33 & 34. Meeting has not been convened.
 - B. **Checking/Savings balances-** Harry reviewed checking and saving account from last 30 – days and went over year-to-date expenses.
 - C. Quarterly \$20,000.00 investment in CD. Harry will provide update at next meeting.
3. Finical Committee- Finical Discussion on moving money for repairs from the reserves for 33 & 34. Meeting has not been convened.
 - A. **Balance due for –** No Notes Taken

E. Reserve Study Recommendations 2022-2024

1. Walla Service had not responded. Discussion on finding a new vendor. Jan will have update on or before next meeting.
2. 15 and 24 roofs are tarp, Tony Jacobs has accessing damage. 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.

3. **MUD-** no issues.

G. Old Business-

1. Waiting on estimates on landscaping from homeowner, Casey White. (Ivy Replacement)
2. Satellite Dish on the Roofs- Letter to homeowners to remove satellite dishes. Harry put forth a motion, to hire Casey at hour rate, to remove them.
3. **Gutter Cleaning/Repairs-** Tony is working on this.
4. **Hose bib/minor plumbing leak tracking-** no updates.
- 5.

H. New Business

1. Rhona put forth a vote to move the Monthly HOA Meeting to every third Tuesday of the month. David Seconded. Vote: 3 Yay, 1 Ney, motion passed.
2. **Satellite Dish on the Roofs-** Letter to homeowners to remove satellite dishes from the roofs and eves. Casey will be hired to do work rep. HOA will remove all unused within 30 days. If the dish is in use, the homeowner will have to remove it from the roofs and eves their own expense within 60 days. Dishes will no longer be allowed to be installed on the roof or eves from here on out. 4 Yay, 0 Nay, motion passed.
3. **Repair Gates-** Dumpster gate was repaired.
4. **Fire Boxes** –Bushes in front of Fire Boxes were removed.
5. **Water Pressure Regulator/Special Assessment-** Ron, Chairperson of the Water Shutoff Valve Committee worked with MPUD to figure cost of adding pressure regular, water meter and emergency shut off. Also moving cost of water and sewage to home homers. MPUD will read the meters. Ron will verify if it requires County Board or MPUD Board of supervisors meeting. Ron will report back.
6. Sierra Tel fiber optic installation. Discussion of a restoration crew. Harry gave an update on the work. Damage has been done to the property. Harry will provide update at next meeting.
7. Garbage Truck damaged to the curb by the recycle bin. Repairs were completed by the company.
8. **Next Regular Board of Directors Meeting-** Next BOD meeting is scheduled for 6:00 PM on 20 February 2024 at Condo #20.
9. **Meeting Adjournment-** Meeting was adjourned at 8:10 PM.

Submitted by,
David Schendel
ACDHOA Secretary