

~~DRAFT~~ approved 5-12-20

**ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting – March 10, 2020**

**A. Opening Meeting**

**1. Call to Order**

The meeting was called to order by President Bill Bulfer at 6:00 p.m.

**2. Determination of Quorum**

Joe Topper, Property Manager, Harry Steed -- Treasurer, Diana Terra -- Secretary, and Luis Mercado were present.

**3. Proof of Notice of Meeting:**

Agenda was emailed to the BOD, posted at the mailboxes, and posted on the March 5, 2020

**4. Welcome Guest Members** --No guests were present

**B. Owner Comments & Letters:**

Harry reported that there are some paint blotch spots on the pavement from the first dumpster to unit 27.

**C. Review & Acceptance of Minutes**

Luis moved to approve the February 2020 minutes as written. The motion was seconded by Bill and approved unanimously.

**D. Financial Reports**

**1. Review Financial Reports**

Joe reviewed the February 2020 Profit & Loss YTD, Balance Sheets and Budget vs Actual reports for the checking (operating) and savings (reserves) accounts.

**2. Treasurer's Report**

a. Harry reviewed the checking and savings bank statements and transactions for February 2020. On 2/29/20 the *Checking* account balance was \$17,462.29 and the *Savings* account was at \$131,208.02.

b. The regular reserves allotment of \$2506.42 was transferred from checking to savings. A transfer has not been made to reimburse the Operating Account for the last of Paul Standen's roof work. However, the current operating balance is adequate. Harry will review and make a recommendation to the BOD in April.

c. It was reported that one unit is a month behind on assessment payments and another unit is three months behind. Joe to speak to both owners after the meeting. BOD to discuss further action (on unit 2 mos. behind) at the April meeting.

**3. Taxes**

Joe completed the 2019 Tax Returns for a fee of \$250.00 dollars. Tax returns were signed by Bill and will be mailed in by Joe next week.

*Financial records are available for membership to review by appointment*

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**E. Reserves Study Recommendations 2017-19**

1. **Repair/Paint carports** Jesse Tanton offered to power wash all carports, clean the lights and paint the facia and posts \$800.00. Harry noted that the Pest Control Report identified some dry rot on the board wall of the third carport.  
Harry moved to accept Mr. Tanton's offer with an addition of \$200.00 if Jesse will include the replacement of the dry rot damaged boards as well. This would mean approving up \$1,000.00 for the painting and repair of all four carports. The motion was seconded by Diana and approved unanimously.
2. **Repair/Paint patio/wood fences** Jesse Tanton offered to restore all patio fences to structurally sound levels, replacing all damaged boards and painting the exteriors for \$4,500.00-\$5,000.00. Diana moved to accept Jesse's offer. The motion was seconded by Bill and approved unanimously.
3. **Paint rails and window trim** Pending weather and Casey's schedule
4. **Repair/Paint trim/facia** Pending Paul Standen's return in the Spring
5. **Asphalt Repairs/Seal Coat/Stripping** Postponed until May
6. **Asphalt Seal Coat/Stripping** Postponed until May
7. **Concrete tile and roof repairs** Pending Paul Standen's return in Spring
8. **Concrete curbs** Pending weather and Casey's schedule.
9. **Concrete curbs and Valley Gutters** Casey sealed cracks in valley gutter at the end of the parking lot..
10. **Monument Sign painting** Joe to check with Carolyn

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

1. **Landscape** No concerns
2. **Pool** Pool Service will install new drain in April (prior to County Inspection in May)
3. **Exterior Light** Joe to order solar light for testing
4. **MPUD**  
Water usage is up 14,000 gallons with an \$0.80 increase for the billing period.
5. **Financial Review**  
Bill signed the draft of the financial review. Joe will mail next week.

**G. Old Business**

1. **Annual Membership Meeting Planning/Preparation**  
Reviewed last year's minutes and set agenda for April's meeting. Scheduled for April 18, 2020 from 10:00 am to 1:00 pm at the United Methodist Church Hall. Joe to mail agendas and proxies to the membership next week.
2. **Reserves Study Review/Preparation**  
Joe is still working on recommended changes.
3. **Faucet leaks**  
Jim Allen to repair leaking faucets on the 18<sup>th</sup>.
4. **Auto Repair Violations**  
No new violations since February's meeting
5. **Planter between units 18 and 19 entrances**  
Harry presented the Boards offer to Unit 19. They declined to proceed at this time.

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**G New Business**

*Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, April 14, 2020, Unit 25*

**H. Adjournment of Meeting:**

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,



Diana Terra  
ACD/HOA Secretary