

Acuerdo Con Dios- Homeowners Association

Board of Directors Meeting – August 8, 2023

A. Opening Meeting

1. **Call to Order-** The meeting was called to order by President Rhonda Ellis at 6:00 PM.
2. **Determination of Quorum;** Vice President Luis, Treasurer Harry Steed, Secretary David Schendel, and Anonymous Board Member Carolyn.

B. Owner/Guest Comments & Letters

1. No Letters or message were received.

C. Review & Acceptance of Minutes form 13 June 2023

1. Rhonda motioned; Luis seconded.
2. Minutes were approved by majority vote, with corrections.

D. Financial Reports

1. Review Financial Reports-

A. Harry discussed bank interests on saving/checking account and would looking into high yield interest accounts.

2. Treasure's Report-

A. Checking/Savings balances- Harry reviewed checking and saving account statements for June 2023.

1. Checking balance was: \$25,712.26,
2. Saving Balance was \$202, 752.89.

3. Transfers

A. Regular Budget – No Notes Taken

B. Balance due for – No Notes Taken

E. Reserve Study Recommendations 2020-2022

1. **Pool Fence-** No update on finding a contractor to give a cost estimate.

F. Maintenance Grounds / Common Area Review

1. Landscaping

A. No new issues were discussed.

2. Pool- The Vacuum is not repairable and needs to be replaced. The Chlorine pump is not working efficiently at present. Pool patrol will attempt to clean the lines. Cost estimate on the required repairs has not been completed.

3. Exterior lights- Will continue to monitor.

4. MPUD- will continue to monitor and try to resolve any possible issues.

G. Old Business-

1. **Speed warning signs-** Motion was put forward, seconded and past, to post speed limit warning signs.

2. **Pest control Inspection-** Motion was put forward, seconded and past, to authorize the property manager to schedule a \$500 pest inspection.
3. **Carport Structural Support-** Will continue to monitor.
4. **Escrow repairs 13, 27, 33 & 34** Will continue to monitor periodically for leaks.
5. **Roof Leaks, 27, 33 & 34** Will continue to monitor periodically for leaks.
6. **Dry Wall Repairs-** Will continue to monitor periodically for leaks.
7. **Fire Extinguisher Boxes-** Motion was put forth, seconded and past with the majority vote, that property manger would be budgeted up to \$2000.00 to replace and install all fire extinguishers boxes.
8. **Gutter Cleaning-** Several fascia boards show signs of dry rot and lose drain spouts may need replacement. Inspection is pending, will monitor.
9. **Letter of Intent draft-** The draft letter was finalized. The final draft will be ready for board approval on September 18th meeting.

H. New Business

1. **Other New Business**
 - A. **Pest control-** there is desire to start spraying quarterly to control insect populations within the Common Areas, vote will be taken after cost estimates are provided.
 - B. **Water Pressure-** Committee will discuss finding of cost and scheduling of installation of water pressure gauges, per unit.
2. **Next Regular Board of Directors Meeting**
 - A. Next BOD meeting is scheduled for 600 PM on September 12, 2023
3. **Meeting Adjournment** was called for at 847 PM, August 8, 2023

Submitted by,
David A. Schendel
ACDHOA Secretary