

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – September 11, 2018

A. Opening Meeting

1. Determination of Quorum

The meeting was called to order by President Bill Bulfer at 6:01 p.m. Joe Topper, Property Manager, Carolyn Coder--Vice President, Harry Steed—Treasurer, Diana Terra—Secretary, and Luis Mercado were present.

2. Proof of Notice of Meeting:

Agenda was emailed to the BOD, posted at the mailboxes, and posted on the website September 4, 2018.

3. Welcome Guest Members –Frank Mock

4. Additions/changes to the agenda – None

B. Owner Comments & Letters: -- None

C. Review & Acceptance of Minutes

The date of the meeting was recorded incorrectly in the heading. Carolyn moved to accept the 8/14/18 Minutes with the amended date correction. The motion was seconded by Luis and approved unanimously.

D. Financial Reports

1. Review Financial Reports

Joe Topper presented the Profit & Loss YTD, Balance Sheet, and Budget vs Actual reports for the checking (operating) and savings (reserves) accounts for August 2018.

2. Treasurer's Report

a. Harry Steed, Treasurer, reviewed the checking and savings bank statements and transactions for August 2018. On 8/31/18 the *Checking* account balance was \$28, 596.56 and the *Savings* account was at \$108, 928.54.

b. The regular reserves allotment of 2,404.16 was transferred from checking to savings.

c. Financial Review

BHLF LL Review continues to be in progress

d. MPUD

Harry reported that water usage and PG&E for the meters that operate the pool are significantly down with the adjustment to the RPMs on the pool pump

-3. 2019 Budget Draft

Harry presented a first draft budget proposal for 2019 for the BOD to review. Discussion and revisions to this first draft will take place at the October 9th BOD meeting. Final draft and adoption of the 2019 meeting will take place at the November BOD meeting. Initial draft is posted on the “Documents” page of the website for members to review.

Financial records are available for membership to review by appointment

E. Committee Reports

Audit Committee – As no other members have come forward to serve on the committee, the BOD will review BHLF LL's Financial Review when it is received

F. Reserves Study Recommendations 2017-18

1. Sagging substructure, car port 17-20, 27 & 28

Joe reported that Paul Standen is willing to commit to this project, in 2-3 months, estimate cost = time and materials Diana moved to retain Paul for this project. Harry seconded the motion and it was approved unanimously.

2. Development Name Monument: tabled

3. Entrance Pillars: tabled

4. Paint Carports: tabled until Yosemite Pest Control inspection report can be addressed

5. Paint wood fences: -- No response was received from unit #32 on the request that they repair their patio fence so that it can be painted and weatherized.

G. Old Business

1. Maintenance Grounds Review

Carolyn reported that she had a conversation with Weiland, He is willing to work with us on replacing roofs 1-2 buildings at a time.

Carolyn reposted that Yosemite glass can retro fit windows

2. Termite Inspection

Paul willing to commit to repair of all barge rafters when he comes to repair the parking structure.

3. Pergola

Repairs complete. Awaiting itemized cost of repairs and determination of special assessment

4. Solar Energy

Frank Mock from Idle Wheels presented the solar system that is currently being installed at Idle Wheels

5. Weed Eating

Casey talked with Roberta, but nothing is scheduled

6. Traveler's Insurance

Insurance cost is down 2,529 and is being paid in full

7. PG&E Usage

Fluctuating meter is down by about 50%, probably due to reducing the rpm's on the pool pump.

8. Handyman Research

Nothing new to report

H New Business

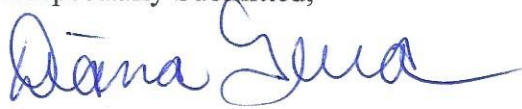
Next Regular Board of Directors meeting:

Tuesday, October 9, 2018, 6:00 pm, unit #16

I. Adjournment of Meeting:

The meeting was adjourned at 7:51 p.m.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Diana Terra". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Diana Terra
ACD/HOA Secretary