

## **MVHOA #2 Minutes for the regular meeting on March 08th, 2021. Zoom meeting**

Board Attendees.

Present: Robert Berg (President), Deb McManus (Vice President), Brendan Duggan (Treasurer), Predrag Markovic (Secretary), Dave Breidenbach, Fidencio Pampo.

Absent: Cyndy Bell

Accountant: Mary Rogers, present.

Meeting called to order by Robert at 7:03pm

### Approval of Minutes

Brendan moved to approve February's meeting minutes. Fidencio seconded. Motion carried.

### **Reports**

#### 1. Treasurer's Report

##### Finances

Checking:	\$ 41,993.43
Savings:	\$ 90,313.61
Income:	\$ 14,942.89
Expenses:	\$ 6,113.55
Transfer:	\$ 0.00

One bounced check. Mary has been following up.

Tax Returns submitted.

#### 2. Accountant's Report

Receivables and budget vs actual report were presented.

Lien status was presented.

Deb moved to accept financial report. Fidencio seconded. Motion carried.

Dave asked to get a file with email addresses for updating homeowners email list. Mary will follow up.

#### 3. Correspondence/Homeowner Comments (Email/Phone/Letters) from Directors

Dave answered calls related to Escrows or renters without key cards.

The pool gets sanitized a couple times per week. Trash is taken care of regularly.

### **Old Business**

#### 1. New Law firm.

Agreement was signed with Green, Bryant and French.

Board and a new lawyer had a meeting in February. Lawyer made presentation and answered Board's questions.

Assessment collection policy to be sent to lawyer for review. Brendan.

Brendan to be main contact person between HOA and the lawyer.

#### 2. Pool maintenance, Replacing signage.

Received quotes for replacing signage.

Dave moved to replace signage for total not to exceed \$1,600. Brendan seconded. Motion carried.

#### 3. Terminix inspection

Occurred on February 26th. No presence of termites.

#### 4. Pool deck reconstruction, status.

In process to get more quotes.

Poles for security lighting are corroding. Deb is looking for quote to fix it.

#### 5. Lawn maintenance, removing dead tree.

Albert worked on the tree last week.

Deb moved to have Albert aerate lawn for \$375. Fidencio seconded. Motion carried.

6. Craft Fair  
Tabled.

7. Movie Night  
Expensive license. Tabled.

### **New Business**

1. Sonnenberg CPA suggested the budget should show HOA assessment as the total billed, not a lower number to allow for delinquent accounts that do not pay.  
New budget will report assessments this way and add a new line item for bad debts.

2. Sonnenberg CPA suggested that assessment notices should be sent on July 1 and Jan 1, not earlier.  
Brendan moved to mail assessment notices and ballots on July 1<sup>st</sup> and other financial documents in May time frame. Dave seconded. Motion carried.

3. Budget proposal  
Predrag asked to add column to show actual spending in fiscal year 2020. Mary.  
Approval of budget was postponed for the next meeting.

4. Wi-Fi password  
Brendan will verify password with current and previous bookkeepers.

5. Pool railing  
One of the pool railings had started to move, needed to be stabilized and secured. Received a quote of \$585.00 from Baron.  
The pool resurfacing company will be contacted about fixing this. Deb.

6. Transfer money from checking to saving account  
Brendan moved to transfer \$21,000.00 from checking to savings account. Dave seconded. Motion carried.

7. Reserve study  
Questions on expected life of deck and landscaping/irrigation replacement cost. Brendan to check with Sonnenberg.

8. Yearly assessment increase.  
Tabled until budget is approved.

9. Changing late fee policy  
Discussion was covered. Need CC&R update.

12. Summer mailing  
- Reserve study, budget and policies to be delivered April or May  
- Assessment notice and ballots and two envelopes mailed on July 1st.  
- Financial review delivered within 120 days of end of Fiscal Year

13. Summer newsletter  
Robert.

14. Next meeting  
April 11th.

### **Adjournment**

Robert moved to adjourn the meeting at 8.38pm. Dave seconded. Motion carried.