

MVHOA #2 Minutes for the regular meeting on June 14th, 2021 at the Pool

Board Attendees.

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

Absent: Cyndy Bell, Dave Breidenbach, Fidencio Pampo

Present:

Mary Rogers, Accountant.

Theresay Berg, Head Pool Monitor.

Kara Lodge, Cindy Lodge, pool monitors.

Meeting called to order by Robert at 7:07pm

Approval of Minutes

Deb moved to approve May's meeting minutes. Brendan seconded. Motion carried.

Financial reports

1. Treasurer's Report

Finances

Checking:	\$ 12,208.25
Savings:	\$111,316.37
Income:	\$ 1.09
Expenses:	\$ 6,457.79
Transfer:	\$ 0.00

Returned workers compensation insurance form.

Rehired 7 pool monitors.

Updated pay rates.

Added extra hours for Carl to compensate for pay rate increase.

Sent out spring mailing.

Plan to transfer \$10,000.00 to saving account in July.

2. Accountant's Report

Receivables, budget vs actual report and lien status were presented.

One certified letter was returned.

Deb moved to accept Financial Report. Predrag seconded. Motion carried.

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

Deb got a call from homeowner about power washing commercial trucks on the street.

Brendan got comments about homeowner's email addresses that got exposed mistakenly during electronically sending spring mailing. Responded to email from a homeowner about person living in the car.

Old Business

1. Pool maintenance, Fidencio.

- The replacement signs were completed and installed.

- Baron requested that pool monitors be trained to help monitor chemical controller display. Head pool monitor Theresay will coordinate with Baron.

- The current Chlorine supplier is experiencing a shortage. Baron does have another supplier as a backup.

2. Lawn maintenance

- Pruning trees. Received the quote, \$500 per tree. The quote is valid for a year. Deb.

- New lawn maintenance company. Deb, Robert.

The lawn is in bad condition, many complaints. Current lawn care company is unresponsive. Decided to dismiss current company.

Deb and Robert obtained quote from Landcare. They offered to come every week to mow the lawn, every other week to trim trees and shape bushes, and will maintain irrigation system. Three workers per visit. \$975 per month.

Brendan moved to sign a contract with landscape company Landcare. Deb seconded. Motion carried.

3. Pool deck reconstruction. Deb

Cannot find vendor's willing to do the job. Deb has a quote from Aquaspace for \$6,585.00, several months old. Will ask for a new quote. Intend to get done this winter.

4. Summer newsletter. Draft/Approval. Robert.

Brendan moved to accept the newsletter with edits to remove Halloween content. Deb seconded. Motion carried.

5. Summer mailing. Brendan, Robert.

- Assessment notice, ballots, small ballot envelope, standard return envelope, and newsletter, to be mailed the first week of July. Brendan to co-ordinate printing with Jeff Wallace.

New Business

1. Pool maintenance, the entrance gate. Fidencio.

The bar is getting stuck. Need to contact California Commercial Security for fixing.

2. Who maintains executive board Google group. Dave, Predrag.

mvhoa2@googlegroups.com – owned by mvhoa2@gmail.com

mvhoa2-executiveboard@googlegroups.com – owned by Dave?

Email contact list for 75 homeowners who opt to receive assessment and legal documents electronically – created by Brendan.

Google group for 275 homeowners for sending HOA announcement. This group contains homeowner emails addresses who contacted HOA by email during years – created by Dave?

3. Storage place for digitalized annual address forms. Predrag

All annual forms are scanned. Decision to use Google drive.

4. Disable pool cards owing one assessment or more?

Mary will send the list of delinquent accounts to Cyndy for removing pool access.

5. Halloween decoration contest?

Discussion was covered. No Halloween decoration contest.

6. Wi-Fi at the pool.

Decided to not make available for the homeowners at the pool.

7. Annual Meeting Date/Time Determination.

Deb moved to have annual meeting on Sunday, August 15th at 3pm. Brendan seconded. Motion carried.

8. Bill from old law firm, Epsten's

Epsten's billed \$75 for charges related to a lien after the property had been sold, so charges cannot be recovered.

Decided to pay the bill.

9. Survey homeowners about what to do with lawn and pool area?

Discussion was covered. Suggested online survey, notes on pool bulletin board.

10. Next Meeting July 12th

Adjournment

Deb moved to adjourn the meeting at 8.29pm. Brendan seconded. Motion carried.