

MVHOA #2 Minutes for the regular meeting on July 12th, 2021 at the Pool

Board Attendees.

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

Absent: Deb McManus (Vice President), Cyndy Bell

Present:

Mary Rogers, Accountant.

Theresay Berg, Head Pool Monitor.

Warren and Nancy Thomas, Julie Nelson, homeowners

Meeting called to order by Robert at 7:04pm

Approval of Minutes

Brendan moved to approve June's meeting minutes. Robert seconded. Motion carried.

Financial reports

1. Treasurer's Report

Finances

Checking:	\$	6,063.47
Savings:	\$	111,317.29
Income:	\$	4,991.17
Expenses:	\$	11,134.76
Transfer:	\$	0.00

Received request for tax and audit documents from Sonnenberg.

Sonnenberg will provide the report which will be sent to homeowners in fall mailing.

2. Accountant's Report

When Escrow is closed, the new homeowner's information will be updated in the pool key access software.

Need a new QuickBooks version for sending bills electronically.

Delinquent accounts were presented.

MV2- 5493, owes over \$2,300. Lien was filed in September 2017

MV2-5315, has emerged from bankruptcy. The Board approved filing a lien in August 2020.

Homeowners on auto pay are short \$4.00 due to yearly increase. Will send \$4.00 invoice to them.

Review possibility to setup online payment, problems, expenses. Brendan.

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

Predrag returned annual form binder to Mary. Predrag had borrowed the binder for making electronic copy of returned annual address forms.

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

Dave get several contacts regarding lost pool keys.

Robert got 4 phone calls to get access to pool from non-homeowners, not allowed.

Theresay reported that several people stopped by pool thinking it is a public pool. One of them called the city, not aware it is a private pool. Pool monitors informed them that access is not allowed for public.

Old Business

1. Pool maintenance

- Pool monitor training for monitoring chemical controller display. Completed.
- Chlorine supply shortage. Baron has backup plan.
- The gate bar was getting stuck. California Commercial Security fixed it.
- Repairing corroded poles for security lighting. Looking for contractors.

- One hand rails in the pool is shaking. Robert tried, but not able to fasten. Looking to permanently fix during pool deck reconstructions.

2. Lawn maintenance

Landcare started to maintain lawn. Did good job so far.

3. Pool deck reconstruction. Deb

Discussion was covered.

Old concrete bases behind lanai are not used. Quote for removing them. Predrag.

4. Summer mailing. Completed.

New Business

1. Landscaping, Landcare repair of our watering system.

Predrag moved to accept Landcare quote CO # 3284671 from July 2, 2021, for repairing lawn water system. Brendan seconded. Motion carried.

2. Google drive files. Access to files was removed by accident.

Predrag will reset access. Board members will meet for training session, voluntary.

3. Google drive access.

Board members and accountant will have access.

Predrag took task to be administrator of Google drive.

4. Google group.

David is administrator of Google groups.

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

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

Brendan email addresses need to be updated for these Google groups. Dave.

Task to make owner of mvhoa2-executiveboard@googlegroups.com to be mvhoa2@gmail.com.

Email contact list for 75 homeowners who opt to receive assessment and legal documents electronically – created by Brendan. Owner is mvhoa2@gmail.com

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.

Decision: mvhoa2@gmail.com will be owner of all groups.

Board members to meet on web meeting and work to clean all Google groups and email list.

5. Transfer \$10,000 from checking to savings account

Brendan moved to transfer \$10,000 from checking to savings account in July. Fidencio seconded. Motion carried.

6. Move processing of lien from Epstons to GBF? Homeowners recently emerged from bankruptcy.

Brendan will contact Green, Bryant and French to proceed with filing a lien on MV2-5315. The board approved filing a lien in August 2020.

7. Brendan moved that we request Green, Bryant and French pursue collecting on the lien on MV2-5493. Fidencio

seconded. Motion carried.

8. Purchase new license for Quick Books?

Fidencio moved to purchase a new license for Quick Books. Predrag seconded. Motion carried.

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

Discussion was covered to let know all homeowners about survey in print form.

10. Next Meeting August 15th at 3pm, on the Pool

Adjournment

Dave moved to adjourn the meeting at 8.20pm. Brendan seconded. Motion carried.

Minutes made by Predrag Markovic, June 21, 2021. pmarkovic2009@yahoo.com