

MVHOA #2 minutes for the Annual meeting on August 15th at 3pm, 2021 at the pool

Board Attendees.

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

Absent:

Present:

Accountant: Mary Rogers.

Head Pool Monitor: Theresay Berg.

Homeowners: Gerald Lafon, Michael Yeretian, Sera Yeretian, Janet Duffy-Brewer, Kent Lee, Manneh Tonhy

Meeting called to order by Robert at 3:04pm

Approval of Minutes

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

Financial reports

1. Treasurer's Report

Finances

Checking:	\$ 26,459.15
Savings:	\$121,318.26
Income:	\$ 39,917.42
Expenses:	\$ 9,521.04
Transfer:	\$ 10,000.00

Paid \$150 for registration and the late payment fine for non-profit registration with CA state government.

Approved transfer of lien documents from old lawyers to new.

Updated Google group of homeowner's emails. Now it has 283 email addresses.

2. Accountant's Report

Pool key system got updated. Homeowners' names match accounts.

Keys were turned off for all accounts delinquent for a month. New payment system sends automatic notifications to the pool key system.

Receivables were presented. Discussion was covered.

Account MV-5497 is delinquent \$547.04.

6 properties are 2 payments behind. Certified letters were sent 8/13.

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

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

Homeowners' questions and comments:

- What is the Board doing to get more people on the email list? For each new house purchase and inquiry to accountant, the email list gets updated. Board sends annual documents asking homeowners to respond with data and their emails.
- Concern about the trailers on Sagittarius Rd. Sometimes, 7 of them on the street. Sometimes, running a very noisy generator. Robert is going to send letter from the HOA to the owner.
- Concerns about some house properties not being in good condition.
- There are no black guideline tiles on the bottom of the pool. It was an extra \$6,000.00 during pool reconstruction.
- Swimming lessons for kids. Pandemic stops action.
- Concerns about thick and deep landscape grass which might causes injuries during physical activities. Have a new landscaper since beginning of summer. Board is looking on how to improve grass area.
- Concerns about low late fees. To increase late fees, CC&Rs have to be changed, and more than 50% homeowner have to respond. Usually, about 1/3 of homeowners respond to yearly election.

Director's correspondence.

Dave resigned as director.

Old Business

1. Pool maintenance,
 - Light poles. In bad condition, need to be replaced. Deb
 - Concrete resurfacing. In progress of receiving updating quote. Plan to have contractor come to the Board meeting. Deb
2. Lawn maintenance
 - Repairing watering system. Completed.
3. Delinquent accounts, Brendan.
Transferring legal documents from old lawyer to new lawyers, in progress.
4. Google emails, Google drives.
Board members met online. Updated ownership of Google groups and setup access to Google drive files.
Dave's name will be removed from the board Google groups and Google drive. Brendan, Predrag.

New Business

1. Establishing on-line payment.
Discussion was covered.
2. Regularly cleaning grass area for pet waste.
Discussion was covered to add pool monitor duties. Deb.
3. Board Jobs. Right now, they stand at:
Pool care -- being handled by Fidencio
Landscape -- being handled by Deb
Pool keys -- being handled by Cyndy and Robert
Pool monitors -- being handled by Deb
Communications – Ownership is going to change from Dave to Robert.
Webpage -- being handled by Cyndy
Lawyer – being handled by Brendan
Agenda, minutes - being handled by Predrag
3. Election, counting votes, in progress. Deb.
4. Pool, enforcing swimming hours, late night swimmers.
Discussion was covered.
5. Video surveillance system, Predrag.
Discussion was covered to install security cameras. Initial quote from CCS is \$9,600.00

Fidencio moved to go forward with the video surveillance system with the estimated price being \$9,600.00. Cyndy seconded. Motion carried.
6. Removing unused old concrete bases behind lanai, Predrag
Discussion was covered.
7. Buying extra motors, new efficiency regulations for dedicated purpose pool pumps
Fidencio reported Baron's recommendation is to replace the whole pump when needed.
8. Installing Spa.
Discussion was covered.
9. Next Meeting September 13th at 7pm, on the Pool

Adjournment

Fidencio moved to adjourn the meeting at 5.10pm. Deb seconded. Motion carried.

Minutes made by Predrag Markovic, August 29, 2021. pmarkovic2009@yahoo.com