

## **MVHOA #2 minutes for regular board meeting, February t<sup>th</sup>, 2022, at 7pm, 8654 Andromeda Rd 92126**

Board Attendees.

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

Present: Mary Rogers (Accountant)

Meeting called to order by Robert at 7:06pm

### Approval of Minutes

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

### **Financial reports**

#### 1. Treasurer's Report

Finances

Checking:	\$ 45,574.34
Savings:	\$ 97,027.99
Income:	\$ 44,411.39
Expenses:	\$ 5,144.38
Transfer:	\$ 0.00

MV2-5493 (non- Non-Judicial Foreclosure). GBF is using subcontractor. In process.  
Sending W2 is completed.

#### 2. Accountant's Report

- 97 accounts are one payment late. 8 accounts are two payments late. In process of sending billing statements to them.
- Completed budget vs actual for reconciling account.
- In track for adding late fees for delinquent accounts.
- No accountant correspondence.
- Moving data to online QuickBooks is in process.
- In plan to update addresses and emails from address's form sent in January mailing.
- Sending 1099 forms in process.

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

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

Roberts received calls regarding invoices.

### **Old Business**

#### 1. Pool resurfacing.

Deb moved to use company Aquaspecs for resurfacing the pool, not to exceed \$45,000.00. Brendan seconded. Motion carried.

Deb will make her desk available for moving chairs and tables from pool during resurfacing.

2. Pool maintenance, Light Poles, Deb. In process of receiving the quotes.

3. Video surveillance and keycard access systems integration. Robert. Not activity.

4. SPA, Robert.

Spa must be in ground due to health code. Expected project cost around \$120K.

## **New Business**

### 1. Reserve transfer

Brendan moved to transfer \$15,000 from checking to savings account to repay money transferred late 2021. Fidencio second. Motion carried.

Brendan moved to transfer of \$20,000 from savings account to checking for down payment on pool resurfacing. Fidencio seconded.

Transfer of \$20,000 to savings account included in FY21-22 budget probably not possible.

### 2. Reserve study, Brendan.

Sonnenberg informed it is not possible to add SPA in reserve study.

Brendan moved to have Sonnenberg to do reserve study and have 3 year contracts, \$750 first years, \$250 for second and \$250 for third year. Deb seconded. Motion carried.

### 3. Yearly assessment increase.

Discussion was covered. Need to have information of expenses in coming years before making a decision.

### 4. Budget proposal, Brendan.

Discussion was covered. In process.

### 5. Spring mailing, April – May.

- Reserve study
- Budget for FY22-23
- Policy disclosures
- Newsletter

Need to have updated electronics list before spring mailing.

### 6. Late Fees for January Assessments (Keys Off)

In process, need to have updated list of delinquent accounts.

### 7. Pool maintenance, security light at west gate not working properly.

Deb will follow up.

### 8. Pool maintenance requests from Baron.

Brendan moved to replace pool life ring with 20ft rope for \$82.79. Deb seconded. Motion carried.

Electrical plug-in receptacle under solar cabana near pool is questionable. It should be GBF approved. Deb will follow up.

### 9. Lawn.

It is scheduled for weeds spraying. Sprinklers were turned on to run some time before weeds spraying.

### 10. Website

Increase e-mail boxes. Account e-mail box is almost full. Deb will follow up.

### 11. Lien foreclosure.

Brendan moved to tell GBF to keep processing with lien foreclosure MV2-5493. Deb seconded. Motion carried.

### 12. Next Meeting, March 14th at 7pm.

## **Adjournment**

Deb moved to adjourn the meeting at 8.13pm. Cyndy seconded. Motion carried.

Minutes made by Predrag Markovic,  
pmarkovic2009@yahoo.com  
March 6th, 2022.