

MVHOA #2 minutes for regular board meeting, May 9th, 2022, at 7pm, Pool 8550 Lynx Rd 92126

Board Attendees.

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

Absent: Cyndy Bell (Director).

Present: Mary Rogers (Accountant)

Head pool monitor: Theresay Berg

Meeting called to order by Robert at 7:02pm

Approval of Minutes

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

Financial reports

1. Treasurer's Report

Finances

Checking:	\$ 29,647.81
Savings:	\$ 66,883.89
Income:	\$ 3,022.89
Expenses:	\$ 29,694.50
Transfer:	\$ 5,326.00 (from Saving to Checking)

2. Accountant's Report

MV2-5493 - Non-Judicial Foreclosure in process. Updated account information sent to lawyers.

Two accounts MV2-5180 and MV2-5386 are delinquent more than 2 payments.

Number of accounts delinquent for 2 payments decreased from 7 to 2 since last month.

Annual address forms are ready for scanning.

Migration to online QuickBooks system is in process.

The CA Secretary of State registration form completed and mailed on time

Accounts Receivable and Budget vs Actual Reports were sent by email before meeting. Discussion was covered.

Brendan asked for the updated address list in order to send Spring mailing.

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

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

Most questions were regarding when pool will be open. It took time to clean pool due to complex process.

Predrag was contacted regarding dying plants near west gate. Deb is going to alert lawn maintenance contractor for fixing.

Old Business

1. Pool deck resurfacing. Deb.

Completed. Pool is cleaned. Homeowners can use the pool. Contractor is paid

2. Pool maintenance, Light Poles, security light at west gate not working properly.

Deb has contact information for a new vendor.

3. Pool maintenance, brown lawn spots and sprinkler system issue. Deb

Discussion was covered.

4. Pool maintenance, furniture

Predrag purchased ten chairs and ten lounge chairs. Completed.

All other chairs and tables were power washed.

Deb moved to reimburse Robert for \$99.99 plus tax for a new power washer. Brendan seconded. Motion is carried.

The plan is to use power washer monthly.

Board agrees to replace 6 green chairs under small pool shade with a new one.

5. Pool Monitor Hours

Discussion was covered.

Concluded that pool monitors would work maximum of 10 hours per day.

6. Video surveillance and keycard access systems integration.

Robert contacted CCS. In process of scheduling site walk. Expects to receive a quote before the next meeting.

Discussion about keys was covered.

One key is for the gate, shade, pump house and cleaning closet in men's bathroom. The other key is for women's bathroom where the water heater and sprinkling system are located.

7. Spa, Robert.

Tabled until the end of swimming session when Aquaspecs is available to provide quote.

8. Retirement program to employees by July 1st, 2022.

State law requires offering retirement program to monitors.

The HOA will offer CalSavers Retirement Savings Program to employees. Brendan

Anti-sexual harassment training program required by CA every two years. All monitors completed training last year.

9. Spring mailing

Reserve study, budget for FY22-23, policy disclosure (Brendan) and newsletter(Robert).

Brendan moved to use Jeff Wallace for printing and sending spring mailing, not spending more than \$1,000.00. Fidencio seconded. Motion carried.

New Business

1. Newsletter, Robert.

No discussion. The draft will be sent by email for reviewing and approval.

2. Summer mailing, July

Contain account statement, election material, director's short biography, return envelopes.

Election for Deb and Cindy.

3. Annual Meeting

August 14th, 2pm at the pool

4. Workers comp insurance

Deb moved to accept new ADP quote for \$615.00. Brendan seconded. Motion carried.

5. Old paint in pump house.

Fidencio is going to take action to get rid of old paint.

6. Pool signs. Deb

Deb is going to take action about all signs, including "No smoking" at the front gate.

7. Next Meeting, Jun 13th at 7pm at the Pool.

Adjournment

Deb moved to adjourn the meeting at 8.03pm. Brendan seconded. Motion carried.

Minutes made by Predrag Markovic,
pmarkovic2009@yahoo.com, Jun 8th, 2022.