

MVHOA #2 minutes for regular board meeting
June 12th, 2022, at 7pm, Pool 8550 Lynx Rd 92126

Attendees

Present: Robert Berg (President), Deb McManus (Vice President), Brendan Duggan (Treasurer), Fidencio Pampo (Director), Mary Rogers (Accountant), Theresay Berg (head Pool Monitor)
Absent: Predrag Markovic (Secretary), Cyndy Bell (Director).

Meeting called to order by Robert at 7:09pm

Approval of Minutes

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

Correspondence/Homeowner Comments

Homeowners requested replacement pool keys.
Non-resident homeowner requested photo of property, as per newsletter.
Homeowner suggested implementing notification of pool closure via app.

Financial reports

1. Treasurer's Report

Finances

Checking:	\$ 22,967.75
Savings:	\$ 55,884.46
Income:	\$ 2,923.70
Expenses:	\$ 9,603.19
Transfer:	\$ 0.00

Rehired six pool monitors. Set pay rate to \$15.00/hour for monitors, \$16.00/hour for head monitor.
Started registration for CalSavers retirement accounts. Waiting on response from CalSavers.
Paid AmTrust \$615.00 for annual Worker's Comp Insurance

2. Accountant's Report

Accounts Receivable and Budget vs Actual Reports sent by email before meeting. Reports were discussed.
MV2-5493 Non-Judicial Foreclosure is in process. Updated account information was sent to lawyers.
Account information for MV2-5180 and MV2-5386 has been sent to GBF to file liens.
Number of accounts delinquent one payment decreased from 17 to 11 since last month.
Annual address forms to be delivered to Predrag for scanning.
QuickBooks system is online. Suggested to run in parallel with local copy for two months.

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

Old Business

1. Replacing light poles.

Deb received email quote from Gary Patterson of Highlights of San Diego.
Quote needs clarification. Deb to follow up.

2. Lawn maintenance

Tyler at Landcare was contacted regarding west side flower bed and had it cleaned up within a few days.
Tyler at Landcare has been contacted about dying grass in front of pump house.

3. Video surveillance and keycard access systems integration.

Brendan moved to accept proposal from CCS to install card reader at west gate and integrate with existing system for \$7443.61 Deb seconded. Motion carried

4. Disposal of old paint in pump house

Fidencio disposed of paint

5. Spring mailing completed

Corrected problems with bad email addresses and emailed package on May 28
Printer mailed out package on June 3 for cost of \$1,057.35

New Business

1. Leak in bathroom

Brendan moved to accept proposal to replace shower plumbing with timed system at cost of \$4198.00. Fidencio seconded. Motion carried. Proposal does not include replacing any dry wall. Deb will contact dry wall vendor for quote.

2. Updated rates for Coastal Oasis Pool Service

Brendan moved to accept proposal. Fidencio seconded. Motion carried

3. Sonnenberg sent proposal to audit and prepare tax returns for \$1250.00

Brendan moved to accept proposal. Deb seconded. Motion carried.

4. Real estate agent that did not notify buyer of HOA.

Agent has paid for HOA documentation and new owners are aware of HOA.

5. Summer mailing

Due first week of July. Mary will print assessment notices July 1. Other documents Robert will send to printer, Jeff Wallace, last week of June. Stuffing party will be July 4 weekend. Robert to write newsletter and update ballot document.

6. Update election process

Davis-Stirling Act allows for "elections by acclamation" – no ballots needed if number of candidates is less than or equal to open positions. Brendan to determine timeline and requirements. Plan to implement in 2023.

7. Landscaping

Deb received proposal from Landcare to plant tree on corner of Andromeda and Lynx. Board to decide on type of tree. Deb moved to earmark \$1200.00 for purchase and planting of tree. Fidencio seconded. Motion carried. Deb and Robert to talk with Tyler of Landcare about replacing lawn in front of pump house with xeriscaping or bark.

8. HOA mailing requirements

Brendan to upload document with mailing requirements to HOA Google Drive

9. Transfer of \$10,000.00 to reserves

FY2021-22 budget included transfer to reserves of \$20,000.00. Only \$10,000 has been transferred so far. Deb moved to transfer \$10,000.00 from checking to savings. Fidencio seconded. Motion carried.

Next Meeting

Monday July 11th, 7pm at the Pool.

Adjournment

Deb moved to adjourn the meeting at 8.20pm. Fidencio seconded. Motion carried.

Minutes made by Brendan Duggan,
treasurer@mvhoa2.org, Jun 14th, 2022.