

MVHOA #2 minutes for regular board meeting
July 11th, 2022, at 7pm, Pool 8550 Lynx Rd 92126

Board Attendees.

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

Absent: Cyndy Bell (Director), Fidencio Pampo (Director).

Present: Mary Rogers (Accountant)

Meeting called to order by Robert at 7:04pm

Approval of Minutes

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

Correspondence/Homeowner Comments

Most messages received were regarding pool keys and escrow documents.

Financial reports

1. Treasurer's Report

Finances

Checking:	\$ 6,437.59
Savings:	\$71,885.06
Income:	\$ 5,920.84
Expenses:	\$17,414.40
Transfer:	\$ 5,000.00

Transferred \$10,000.00 to savings to match budget.

Transferred \$5,000.00 from savings to keep checking balance positive.

CA Secretary of State says monitors do not require retirement program because on average no more than 5 employees per year.

Returned accepted audit and tax prep proposal to Sonnenberg.

Returned accepted Coastal Oasis Pool Service proposal.

2. Accountant's Report

Accounts receivable were presented.

Delinquent accounts MV2-5180 and MV2-5386 were paid in full.

The delinquent account MV2-5493 (Non-Judicial Foreclosure) paid \$1,000.00.

Mary delivered annual address form to Predrag for scanning and posting on Google drive.

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

Old Business

1. Pool maintenance, Replacing light poles.

Receiving quotes, around \$9K for poles plus additional \$9K for replacing lights, around \$20K total.

Brendan is going to make application for City and County funds for replacing lights.

Security lights were fixed. The new GFCI outlet was installed.

2. Lawn maintenance

2.1 Sprinkler system and general lawn condition.

The lawn maintenance company fixed watering system on the lawn near the main entrance.

Still working to improve condition on the main lawn.

2.2 Tree

Received an estimate of \$1200.00 from Tyler at Landcare. Targeting Sycamore tree.

2.3 Replacing lawn in front of pump house with xeriscaping or bark. The lawn area has been recovered by fixing sprinkler system.

3. Video surveillance and keycard access systems integration.
Completed.

4. Bathroom leak
Fixed. Shower is working. Have access to shut off valve.

5. Summer mailing, completed.
Invoices, ballot document and newsletter were mailed to all homeowners.

New Business

1. Pool maintenance, Fidencio.
Pool bottom damage. It seems someone has scraped the bottom of the pool with something heavy.

2. Pool rails are loose. Will contact deck pool company to fix it.

3. Switching to San Diego County Credit Union.
Discussion was covered.

4. Dog station.
Discussion was covered. Up to \$263 per station without installation.
Tabled until end of the pool season.

5. Three homeowners who organized party on the lawn on July 4th argued with pool monitors and threatened them.
Robert is going to send letter.

Next Meeting

Annual meeting on August 14th, at 2pm, at the Pool.

Adjournment

Robert moved to adjourn the meeting at 8.27pm. Deb seconded. Motion carried.

Minutes made by Predrag Markovic
pmarkovic2009@yahoo.com, August 11th, 2022.