

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

Board Attendees.

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

Absent:

Present: Mary Rogers (Accountant), D.C MV2-5428 (homeowner)

**Meeting called to order** by Robert at 7:00pm

**Approval of Minutes**

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

No August Board meeting, no quorum.

**Open Forum**

D.C (MV2-5428) discussed pool monitor hours during September. She said there was nepotism within the pool monitors.

**Financial reports**

**1. Treasurer's Report**

Finances

Checking:	\$16,356.91
Savings:	\$71,886.28
Income:	\$ 795.90
Expenses:	\$29,812.08
Transfer:	\$ 0.00

The insurance was paid, \$8,074.00. CCS was paid \$5,429.43. Water bill is \$3,917.41. Landcare was paid \$2,870.00, usually it is \$970.00

**2. Accountant's Report**

Accounts receivable were presented.

7 accounts are 2 payments past. Certified letter will be sent in September.

MV2-5440 is paying every month. Current balance is \$416.00. MV2-5428, current balance is \$312.00.

One account with balance of \$311.26 is in Escrow. Expected to have correct balance after Escrow completed.

The accountant will follow up.

Received 5 returns or non cashable checks. Got 4 replacement checks. One is still in process.

Analyzed charges for posting certified letter to delinquent account. It is a little under \$20.00

Bank added a little over \$2.00 for transaction fees. Brendan will follow up.

The insurance was paid on time.

Preparation of documents for Audit and Tax preparation is in process. Mary expects to send next week.

Made deposit of \$6,700.00 today.

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

**Correspondence/Homeowner Comments**

Most messages received were regarding pool keys and escrow documents.

A lot of old pool key fails. Keys got replaced by new one.

One homeowner gave a key to a swimming teacher and a kid outside of HOA. Letter was sent to the homeowner.

Another homeowner complained about a homeowner who brings 7 to 8 kids from her daycare and one adult for swimming, once per week or every other week up to 1 hour.

## **Old Business**

### 1. Pool maintenance, Replacing light poles.

The city didn't approve the grant because HOA is not a traditional non-profit organization 501C. HOA is 528A. Working to define lights. Need a more accurate quote for submitting the \$15,000.00 grant next year. Deb.

Tabled until March 2023.

### 2. Lawn maintenance

It has been noticed that the lawn maintenance doesn't come inside the pool gate to trim the bushes. Robert to follow up.

### 3. Landscaping, planting tree on the corner of the Andromeda and Lynx

Received one quote with the wrong tree. Waiting for the next quote.

### 4. Pool maintenance, the bottom of pool is damaged

Vendor can repair with a wet patch, ie no need to drain pool. They are planning to make it during the off session. Planning to fix sharp, protruding edges of filter boxes and shaky rails during winter.

## **New Business**

### 1. Election.

The vote count will be done by the sewing club. Deb.

### 2. Pool monitors

Discussion was covered.

The conclusion is to have pool monitors up to the end of September due to extremely hot weather. During weekdays from 4pm to 8pm, and from 1pm to 8pm during weekends.

### 3. Replacing pool temperature monitor with devices with bigger digits. Annual meeting homeowner question.

Will discuss with Baron, Robert.

### 4. Adding hot water in shower. Annual meeting homeowner question.

Discussion was covered. The conclusion is to have a trial for the 2023 pool session.

Tabled until February/March. Need to get a plumber.

### 5. Increase HOA's delinquent account processing fee for Certified letter in order to cover Lawyer's cost (printing, mailing, ...).

The Lawyer's cost is charged to delinquent accounts. The HOA's Certified Letter processing fees to stay the same \$20.00.

### 6. Approve transfer of \$5000.00 from checking to saving for the west gate.

Brendan moved to transfer \$5029.53 from checking to saving to cover the expenses for putting the reader on the gate. Deb seconded. Motion carried.

### 7. Approve payment of \$8074.00 for pool liability insurance.

Brendan moved to approve the payment of \$8074.00 for pool liability insurance. Deb second. Motion carried.

### 8. Transfer \$5,000.00 from checking to saving.

Brendan made a motion to transfer \$5,000.00 from checking to saving because last year the balance was low and the HOA transferred money from saving to checking. Fidencio seconded. Motion carried.

### 9. Tax preparation.

Mary is going to send document to the tax preparation company in the next week.

### 10. Fiscal year report, preparation.

In process, Mary.

### 11. Ordering key card.

Cyndy made a motion to order 50 key cards to not exceed \$1,000.00. Deb seconded. Motion carried

### 12. Election timing for 2023. Brendan.

The winter mail needs to have a note about changing the election process.

Brendan will check lawyer prices for updating our HOA's document related to the election.

**Next Meeting**

Regular meeting on October 10<sup>th</sup>, 7pm, at Deb's house.

**Adjournment**

Predrag moved to adjourn the meeting at 8.14pm. Brendan seconded. Motion carried.

Minutes made by Predrag Markovic  
pmarkovic2009@yahoo.com, September 24th, 2022.

**MVHOA #2 minutes for special board meeting**  
**September 26th, 2022, at 7.30pm, 8654 Andromeda Rd 92126**

Board Attendees.

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

Absent: Robert Berg (President), Fidencio Pampo (Director).

Meeting was called by Brendan and Predrag.

**Meeting called to order** by Deb at 7:30pm

**New Business.**

1. Head pool monitor report from September 13th, 2022.

Discussion was covered.

Cyndy and Brendan will have meeting with homeowner D. C. MV2-5428.

**Adjournment**

Predrag moved to adjourn the meeting at 7.58pm. Deb seconded. Motion carried.

Minutes made by Predrag Markovic  
pmarkovic2009@yahoo.com, October 10th, 2022.