

MVHOA #2 minutes for regular board meeting, 12 February 2023 , 8654 Andromeda 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) by phone call.

Meeting called to order by Robert at 7:01pm

Approval of Minutes

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

Financial reports

1. Treasurer's Report

Finances

Checking:	\$46,181.96
Savings:	\$69,264.48
Income:	\$45,754.07
Expenses:	\$ 2,827.39
Transfer:	\$ 0.00

Contacted lawyer to check for options regarding the delinquent account MV2-5493 (non-judicial foreclosure).

Propose transfer of \$19,000 from checking to savings. Under new business.

Propose budget for FY2023-24. Under new business.

2. Accountant's Report

Accounts receivable

Lawyer possession: MV2-5493 (foreclosure), MV2-5196 delinquent \$753.51.

Past due 2 payments: 11 accounts. Certified letters were sent.

Past due 1 payment: more than 105 accounts.

Tax forms sent out to employees electronically. Robert did it.

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

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

Robert got complaint about a noisy neighbor and questioned if Board can do more than city and police.

Old Business

1. Landscaping, Fertilizing. Deb.

Not received the quote.

2. Pool maintenance. The pool surface damage, shaky rails, rough edges of few tiles and flush boxes. Deb, Fidencio.

Deb called Chris. Contractors were on the pool.

3. Pool maintenance. Replacing pool temperature sign with bigger digits. Predrag.

Had a site walk with Baron. Existing signage is broken. Researching alternatives.

4. Election, results. Deb.

Deb 186.

Cyndy 292

Dona 4

5. Christmas decoration contest. Brendan, Fidencio

Winners:

8468 Hydra, 8655 Ara, 8482 Pallux

6. Winter mailing (assessment notices, address update form, board nomination form, newsletter)
Completed in January 2023.

New Business

1. Robert presented "Town Square" software for managing homeowner bills and services. Cost \$250 per month.
Discussion was covered.
2. Delinquent account MV2-5493.
Discussion was covered.
Brendan moved to authorize the law firm of Green Bryant & French, LLP to file a 2nd lien for delinquent accounts MV2-5493. Deb seconded. Fidencio abstained from voting. Motion carried.
3. Delinquent account MV2-5196 in lawyer possession.
Discussion was covered. The Lawyer could process to file a lien. Don't need additional Board approval. The Board already approved it.
4. Pool Monitor wages, increasing to comply with California's minimum wage requirements.
Brendan moved to increase pool monitor wages to \$16.30 and head pool monitor to \$17.50 per hour. Deb seconded.
Motion carried.
5. Budget for FY2023/24
Brendan moved to approve FY2023/24 budget with six monthly assessment increase from \$156 to \$160.
Deb seconded.
Predrag opposed, not convinced it's necessary to increase monthly assessment.
Motion carried.
6. Propose transfer of \$19,000 from checking to savings.
Brendan moved to transfer \$19,000.00 from checking to saving. Deb seconded. Motion carried.
7. Dog waste stations.
Deb moved to purchase and install 2 dog waste stations, to not exceed \$1500.00.
Fidencio seconded. Motion carried.

Next Meeting

Regular meeting, March 13th, 7pm at 8654 Andromeda Rd, 92126.

Adjournment

Robert moved to adjourn meeting at 8.22pm. Deb seconded. Motion carried.

Minutes made by Predrag Markovic
pmarkovic2009@yahoo.com, March 10th, 2023.