

## **MVHOA #2 minutes for regular board meeting, March 13, 2023, at 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 7:05pm

### **Approval of Minutes**

Fidencio moved to approve December's meeting minutes with amendments to clarify tax documents section. Deb seconded. Motion carried.

### **Financial reports**

#### **1. Treasurer's Report**

Finances

Checking:	\$23,659.94
Savings:	\$88,278.46
Income:	\$ 6,327.41
Expenses:	\$ 9,834.45
Transfer:	\$ 19,000.00

Transferred \$19K from checking to savings, as approved

Returned forms to GBF approving filing of liens on MV2-5493 and MV2-5196.

Sent information to Sonnenberg for Reserve Study preparation.

CA unemployment insurance rate was increased from 1.8% to 2.1%, effective 1/1/2023

Updated website with minutes, forms and new budget.

#### **2. Accountant's Report**

Receivable was presented.

Lawyer possession: MV2-5493 (foreclosure), MV2-5196, including lawyer fees, total is \$1611.12

Past due 2 payments: 5 accounts. Certified letters were sent.

Past due 1 payment: 58 accounts. The last month was 105 accounts.

Discussion about Senate Bill (SB) 392 was covered. SB 392 mandates how HOA deliveries documents to members.

Robert moved to authorize lawyer's payment plan for delinquent account MV-5196 of \$323.00 per month, starting on April 1<sup>st</sup>. Predrag seconded. Motion carries.

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

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

Robert got a call regarding fallen palm leaves from neighbor's tree on Andromeda Rd.

### **Old Business**

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

2. Pool maintenance. Replacing broken pool temperature sign. Predrag. In process.

3. Pool maintenance. Additional requirements for pool signs. Fidencio. In process.

## **New Business**

1. Reimburse Brendan for \$12.95 for email storage.  
Predrag moved to reimburse Brendan \$12.95 for email storage. Deb seconded. Motion carried.
2. Pool Equipment Maintenance-Repair Proposal (\$388.12), Fidencio.  
Deb moved to approve fixing piping for \$388.12. Fidencio seconded. Motion carried.
3. Brendan moved to authorize the law firm of Green Bryant & French, LLP to file a lien for delinquent accounts MV2-5284, MV2-5323, MV2-5407, MV2-5513 and MV2-5607.  
Fidencio seconded. Motion carried.
4. Software for credit card payment. Robert.  
In process.
5. Landscaping, replacing sprinkler system, quote. Deb  
Deb will follow.
6. Adding hot water in shower. (It was tabled in 2022). Robert.  
In process.
7. Pool maintenance, replacing light poles (it was tabled in 2022). Deb.  
Deb will follow.
8. Election for Board of directors. Status of application.  
Deadline is May 15.
9. Pool cleaning. Approval for rent a truck and waste old broken items on Landfill.  
Predrag moved to approve renting a truck and paying landfill expenses up to \$250.00 for cleaning pool of old broken items. Fidencio seconded. Motion carried.
10. Updating email lists.  
Discussion was covered.
11. Spring mailing  
Discussion was covered. Need to send budget, reserve study, polices, ...

## **Next Meeting**

Regular meeting, April 10th, 7pm at 8654 Andromeda Rd, 92126 or at the Pool.

## **Adjournment**

Robert moved to adjourn meeting at 8.10pm. Fidencio seconded. Motion carried.

Minutes made by Predrag Markovic  
pmarkovic2009@yahoo.com, April 3rd, 2023.