

MVHOA #2 minutes for regular board meeting, May 8th, 2023, at Pool on 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) by phone call.

Meeting called to order by Robert at 7:04pm

Approval of Minutes

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

Financial reports

1. Treasurer's Report

Finances

Checking:	\$31,860.64
Savings:	\$88,315.35
Income:	\$ 4,545.50
Expenses:	\$ 3,998.93
Transfer:	0.00

Reserve study approval returned to Sonnenberg.

Spring mailing printed and mailed. 3 emails messages were not delivered.

2. Accountant's Report

A. Accounts receivable was presented. Checks were signed.

B. Delinquent accounts

MV2-5493, The second lien was filed on February 22nd.

MV2-5196, in lawyer's possession. Board approved the payment plan starting on April 1st. Delinquent account hasn't signed the payment plan. Not received any payment yet. The lien hasn't been recorded yet.

Past due 2 payments: MV2-5407 and MV2-5513. Sent to lawyer for filing a lien.

Past due 1 payment: 16 accounts (21 last month).

C. MV2-5407 asked for waive \$78.33 for late fees and interest. Discussion was covered.

Brendan moved to waive \$78.33 late fees and interest for delinquent account MV2-5407 if they make full payment in 30 days. Deb seconded. Motion carried.

D. Accountant's Correspondence.

Homeowner correspondence about on line payment.

Standard Escrow's correspondence. One escrow is closed, second one is open.

E. Using Zelle for payment. Discussion was covered. Robert will review Zelle options with Wells Fargo.

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

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

Old Business

1. Pool maintenance. The pool surface has damage, shaky rails, rough edges on a few tiles and flushed boxes. Deb, Fidencio.

Brendan moved to accept Baron's quote for stabilizing pool handrails and stabilizing wader pool handrail, to not exceed \$900.00. Deb seconded. Motion carried.

2. Pool maintenance. Replacing pool temperature sign with bigger digits. Predrag.
Display was ordered. Expected delivery time is May 25th.
3. Pool maintenance. Additional requirements for pool signs. Fidencio.
Completed.
4. Spring mailing (123 emails, 327 paper mails).
Completed. Expenses were \$790.00
5. Board Nominations, and application status. Deadline is May 15.
Brendan and Robert applied.
6. Additional payment integrated with software. Discussion was covered. See under accountant's report, item E.
7. Pool maintenance, replacing light poles.
In process.
8. Fascia board, replacement. Deb
In process of contacting T.R. Construction.

New Business

1. Landscaping, replacing sprinkler system, quote. Deb. In process for getting quote from Doug.
2. Adding hot water in shower. Robert. Scheduled meeting with SDGE.
3. Pool Monitor, the wage adjustment for the returning monitors- its 25 cent per hour.
Discussion was covered.
Brendan moved to approve the pool monitor rates:
 - \$16.30 new monitors.
 - \$16.80 returning monitors.
 - \$ \$17.50 head pool monitor.Deb seconded. Motion carried.
4. Pool monitors hours, session 2023. Discussion was covered.
5. Annual meeting date/time determination.
The decision to have the annual meeting, August 13th, 2pm, at the pool.
6. Pool maintenance, power washing everything.
Predrag moved to approve paying of up to 16 pool monitor hours for cleaning pool area by power wash. Deb seconded.
Motion carried.
7. Accessory dwelling unit.
Homeowners have been adding accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU). Discussion was covered.
Brendan will contact lawyer for clarification and guidelines.

Next Meeting

Regular meeting, May 8th, at the Pool.

Adjournment

Brendan moved to adjourn meeting at 8.12pm. Deb seconded. Motion carried.