

**MVHOA #2 minutes for regular board meeting, July 10th, 2023, at Pool on 8550 Lynx Rd., 92126**

Board Attendees.

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

Absent: Predrag Markovic (Secretary).

Present: Mary Rogers (Accountant).

Homeowner attendees:

Tiffany Bryant

**Meeting called** to order by Robert at 7:10pm

**Presentation from Tiffany Bryant**

Proposal to have community wide garage sale on lawn surrounding pool

Tiffany to assess interest in participating

Robert to assess neighbor's opinions

**Approval of Minutes**

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

**Financial reports**

**1. Treasurer's Report**

Finances

Checking:	\$20,894.65
Savings:	\$88,352.25
Income:	\$ 284.28
Expenses:	\$ 8,734.49
Transfer:	0.00

Added three new pool monitors to payroll

Updated pay rates effective June 1

Changed pay schedule to bi-monthly

Updated signers on Wells Fargo accounts

Sent minutes to GBF approving filing a lien on MV2-5513

Approved Reserve Study was received from Sonnenberg. Added to website.

Filed registration forms with CA Secretary of State (cost of \$20+\$15=\$35)

**2. Accountant's Report**

A. Accounts receivable was presented. Checks were signed.

B. Delinquent accounts

MV2-5493, now has two liens recorded.

MV2-5196, in lawyer's possession. Board approved a payment plan starting April 1<sup>st</sup>. Payment plan hasn't been signed.

GBF received partial payment 5/17/23. The lien hasn't been recorded yet.

MV2-5513, sent to GBF for filing of lien 3/27/23

MV2-5407, sent to GBF for filing of lien 3/27/23, GBF received full payment 6/29/23

Past due 1 payment: 5 accounts (7 last month).

**2. President's Report**

A. Moving accounts to SDCCU and using Zelle for payment. Discussion was covered.

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

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

Complaints about assessment increase received by Robert.

## **Old Business**

1. Pool maintenance. The pool surface has damage, shaky rails, sharp edges on a few tiles and filter boxes. Baron stabilized pool handrails. Sharp edges still there.
2. Pool maintenance. Replacing pool temperature sign with bigger digits. Display installed by Predrag. Additional display with air temperature to be installed.
3. Pool maintenance, replacing light poles. Brendan filed grant with City to fund replacement.
4. Pool maintenance, fascia board  
T.R. Construction says just needs painting
5. Board Nominations  
Brendan, Robert, Predrag and Fidencio nominated.  
Less than 5 applicants, no election required
6. Summer mailing  
Completed. Robert printed newsletters. Mary printed assessments. Brendan emailed electronic assessments.
7. Accessory dwelling units  
Brendan contacted GBF. Lawyers state HOA can only slow process, cannot stop ADUs being built. Legal opinion saved on Google Drive

## **New Business**

1. Landscaping, replacing sprinkler system  
Valves are being replaced to keep system operating. Contract for upgrade of entire system by LandCare to be provided. Brendan moved to transfer \$3992.00 from reserves to checking as capital improvements for already incurred expenses. Seconded by Deb
2. Adding hot water in shower.  
Robert met with SDGE tech and had water heater turned back on.
3. Pool monitor supplies in good shape
4. Brendan moved that we contact Sonnenberg to do this year's audit and prepare tax returns. Deb seconded

## **Next Meeting**

Annual General Meeting, August 13<sup>th</sup> 2pm, at the Pool.

## **Adjournment**

Robert moved to adjourn meeting at 8.35pm. Deb seconded. Motion carried.

Minutes made by Brendan Duggan  
treasurer@mvhoa2.org, July 16th, 2023.