

**MVHOA #2 meeting minutes of annual HOA meeting, August 14<sup>th</sup>, 2023,  
at the Pool on 8550 Lynx 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).

**Meeting called** to order by Robert at 2:08pm

**Approval of Minutes**

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

**Financial reports**

1. Treasurer's Report

Finances

Checking:	\$63,012.81
Savings:	\$84,378.47
Income:	\$ 55,796.75
Expenses:	\$17,643.37
Transfer:	\$3 ,922.00

GBF found CCR amendment #1. Posted it on the website.

Amendment #1 was added to the Escrow package.

2. Accountant's Report

A. Accounts receivable was presented. Checks were signed.

B. Delinquent accounts

Delinquent accounts in lawyer possession.

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

MV2-5196 was paid.

MV2-5513 lien in process.

Accounts delinquent for 2 payments: MV2-5588, MV2-5550, MV2-5525

Number of accounts delinquent for 1 payment: 82

B. Fiscal Year Reports.

Budget vs. Actual for Fiscal Year 2022-2023 was sent by email.

Budget vs. Actual for Fiscal Year 2021-2022 was sent by email.

C. Accountant's Correspondence.

Sonnenberg requires a 13 month report for doing audit. In process of preparing documents for Audit.

Homeowner correspondence about online payment.

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

D. Changing bank account and enable Zelle.

In the process of moving to SDCCU, which has Zelle as a payment option.

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

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

Mainly correspondence regarding pool keys.

## **Old Business**

1. Pool maintenance. Sharp edges, the pools surface has damage.  
Tabled.
2. Pool maintenance, temperature sign, Predrag  
The pool temperature LED sign doesn't match actual pool temperature. In the process to fix it.  
Additional display with air temperature will be installed.
3. Pool maintenance, replacing light poles.  
The city denied our application for replacing the pool lights. Brendan.  
Robert is looking into "Dark Sky" initiative grant for changing the pool lights.
4. Landscaping, upgrading sprinkler system, Robert  
Some zones had been watered up to 45 minutes. The watering zone timing was changed from 2 to 14 minutes last month to prevent overwatering the lawn.  
Next improvement is to implement more robust, stainless steel sprinkler heads and have a central unit with adjustable timing based on weather conditions.  
  
Deb moved to finish project, accept Landcare quote for replacing sprinkler heads and install new central control unit, not exceeding \$11,000.00. Fidencio seconded. Motion carried.

## **New Business**

1. Filter maintenance and Breaker replacement parts, Fidencio.  
Fidencio moved approving filter maintenance and valve replacements, not exceeding \$750.00 Brendan seconded.  
Motion carried.
2. Private pool lessons, Robert.  
Brendan contacted insurance regarding potential accident. No response from insurance yet.  
Discussion was covered. Deb is going to research more regarding classes for the next session.
3. Pool party form update, annual policy form, Robert  
Discussion was covered.  
Whoever brings 5 or more guests must sign the pool party form.
4. Adding lighted flagpole, Robert  
Discussion was covered. Tabled.
5. File liens on properties two or more payments in arrears.  
Brendan moved to authorize the law firm of Green Bryant & French, LLP to file a lien for delinquent accounts MV2-5588, MV2-5550, MV2-5525. Fidencio seconded. Motion carried.
6. MV2-5493, second lien was filed on February 22nd  
Discussion covered what further actions could be taken to have an HOA collect missing funds.

## **Next Meeting**

Regular meeting, September 11th, 7pm at the Pool.

## **Adjournment**

Brendan moved to adjourn meeting at 3.36pm. Deb seconded. Motion carried.