

**MVHOA #2 meeting minutes of regular HOA meeting,  
November 13<sup>th</sup>, 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).

Absent: Mary Rogers (Accountant).

**Meeting called** to order by Robert at 6:58pm

**Approval of Minutes**

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

No October meeting, no quorum.

**Financial reports**

1. Treasurer's Report

Finances

|           |             |
|-----------|-------------|
| Checking: | \$36,637.32 |
| Savings:  | \$84,431.66 |
| Income:   | \$ 1,812.00 |
| Expenses: | \$ 9,318.90 |
| Transfer: | \$ 0.00     |

San Diego City water says they are reviewing abnormal water usage on the account.

Informed GBF that board does not want to file a third lien for MV2-5493 at this point.

Removed all monitors but Carl from payroll on October. Switched Carl to monthly payments.

Pool gates and doors switched to summer schedule.

2. Accountant's Report

A. Accounts receivable was received by email before meeting.

B. Status of delinquent accounts was received by email.

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

One previous homeowner complains that she still received HOA's letter. In process to check with Mary about updating mail list.

**Old Business**

1. Pool maintenance. Flapper valve.

In process.

2. Pool maintenance, temperature is off at the LED display, Predrag.

No activity.

3. Pool maintenance, replacing lighting poles. Brendan, Robert.

Waiting for "Dark Sky" to open bid for grands. California sent funding to cities for "Dark Sky" grants.

4. Landscaping, upgrading sprinkler system, Robert.

Completed in beginning of November.

Brendan moved to transfer \$8,316.00 from reserve to checking for covering expenses for upgrading sprinkler system.

Fidencio seconded. Motion approved.

5. Pool maintenance, "nubs" appearing at the bottom of the pool.

In process. Expecting more data next month.

## **New Business**

1. Adding additional camera/cameras. Robert.

During installation Robert was informed conduit need to be installed at an additional cost of \$1,000.00. Robert denied, it is too much for simple conduit.

Installer is going to install "special sun protected" cables for camera. Predrag's opinion is that cables should be in conduit to comply with code.

Camera will be at the pool gate and at the center of solar area. The camera at the solar panel will have swimming pool area blurred by software. The system will not record swimmers at the pool.

Brendan moved to transfer up to \$5,000.00 from reserve to checking to cover installation of additional security cameras. Fidencio seconded. Motion carried.

2. Pool deck cleaning, power wash.

Deb proposed to postpone power washing pool before the next swimming session. Board agreed.

3. Move some saving into a CD or other vehicle to earn money.

SDCCU denied HOA's application. Reason, we are not 501.3C. We are IRS 528 nonprofit organization Robert is looking to open accounts with US Bank.

4. Fall mailing.

Completed.

Brendan moved to approve spending \$750.00 for cover printing and mailing expenses for fall mailing.

5. Summary of symposium hosted by Adams Stirling discussing all the new laws.

Robert attended and provided summary.

Robert received the quote of ~ \$7000 to convert grass area to drought shrubs near pump house. The deadline is 2029.

Board decided to table.

Discussion was covered regarding other topics: AB1033 allows owners to convert their ADU, AB 572 assessment limitation, corporate transparency act.

6. Checking pool status, Deb.

Carl is checking pool regularly.

Fixing bathroom lock needs to be done. Robert.

7. Director Cyndy informed Board that she is not able to participate until after Christmas time.

Brendan made motion to accept and to remove Cyndy from the Board. Deb seconded. Motion carried.

8. Transferring money

Brendan made a motion to transfer \$10,000.00 from checking to saving.

Fidencio seconded. Motion carried.

9. Discussion about delinquent account MV2-5493 and way to get payment was covered.

10. Newsletter, January

Plan to have January newsletter.

11. Decoration contest

Plan to have Christmas decoration contest.

## **Next Meeting**

Regular meeting, December 10th, 7pm at the 8654 Andromeda Rd 92126

## **Adjournment**

Brendan moved to adjourn meeting at 8.17pm. Fidencio seconded. Motion carried.