

**MVHOA #2 meeting minutes of regular HOA meeting,
February 12th, 2023, at 8654 Andromeda Rd 92126**

Board Attendees.

Present: Robert Berg (President), Deb McManus (Vice President), Brendan Duggan (Treasurer), Predrag Markovic (Secretary), Fidencio Pampo (Director).

Present: Mary Rogers (Accountant).

Meeting called to order by Robert at 7.04pm

Approval of Minutes

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

Financial reports

1. Treasurer's Report

Finances

Checking:	\$10,887.61 (Wells Fargo), \$44,429.44 (US Bank)
Savings:	\$84,854.76 (Wells Fargo), \$0.00 (US Bank)
Income:	\$42,653.84
Expenses:	\$ 7,933.76
Transfer:	\$ 8,390.09

Pool monitor pay rates increased to \$16.85/hour for new monitors, \$17.00/hour for returning monitors, and \$18.00/hour for head monitor.

Switched SDG&E, AT&T and City Water automatic payments to use US Bank.

Added information on Zelle payments to website.

2. Accountant's Report

A. A/R Aging Summary was presented.

B. Delinquent account status:

MV2-5493 is delinquent for \$6,165.55. The second lien was filed on 2023.02.22.

Accounts delinquent for 2 payments in lawyer possession:

MV2-5525. The lien in county office hasn't been filed.

MV2-5588, full payment was received in February.

Number of accounts delinquent for 2 payments is 5.

Number of accounts delinquent for 1 payment is 96.

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

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

The most inquiries are about how to use Zelle payment.

Old Business

1. Pool maintenance. Flapper valve for solar panels. Fidencio.

In process.

Fidencio moved to approve repairing valve with cost to not exceed \$300.00. Brendan seconded. Motion carried.

2. Repairing pool pump leaks. Fidencio.

Spending was approved on January's meeting. Fidencio will check the status.

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

No activity. Weather condition was bad for working on project.

4. Pool maintenance, replacing lighting poles.

Deb took action to get quotes.

5. Two light bulbs don't work.

Brendan, Robert and Predrag will try to replace bulbs by yourself. It is scheduled for Saturday 2/17.

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

Deb is working with contractors to get quote. Rainy weather conditions don't allow contractor to come to the pool.

7. Changing bank from Wells Fargo to US Bank, Robert.

Deb, Brendan, Predrag signature were added to account. Completed.

Discussion about approval flow and setup dual authorization was covered. Robert will work on dual authorization.

Predrag asked to be added to account as viewer. Robert will work to grant permission.

8. Winter mailing Newsletter, Brendan, Robert.

Status: Complete.

New Business

1. Bookkeeper/accountant job description update

Discussion was covered.

Fidencio moved to approve job description and send to Mary. Deb seconded. Motion carried.

2. Approving moving money from Wells Fargo saving to US Bank saving accounts. Robert, Brendan.

US Bank will pay 4.5% if we have at least \$25k in the savings account.

Brendan moved to transfer \$50,000.00 from Wells Fargo saving to US Bank saving account. Deb seconded. Motion carried.

Brendan moved to transfer \$8,390.09 from Wells Fargo checking to US bank checking account. Fidencio seconded. Motion carried.

3. Review document storage process, Robert.

Discussion was covered. President will send signed documents to secretary. The secretary will post documents on Google drive.

4. Review board email communications. Predrag

Discussion was covered. No changes.

5. Coverage of recently added 2 cameras.

The recording schedule will be off during pool hours in order to not record people in bathing suits. Robert to take action.

6. Budget.

Robert called the special budget meeting on 2.19 at 7pm, on 8654 Andromeda Rd, 92126,

7. Cover payment to LandCare

Brendan moved to approve transfer of \$2532.00 from reserves to cover a payment to LandCare for irrigation upgrades on 9/27/23. Fidencio seconded. Motion carried.

8. Cover a payment to CCS.

Brendan moved to approve transfer of \$3535.09 from reserves to cover a payment to CCS for installation of additional cameras on 12/31/23. Fidencio seconded. Motion carried.

Next Meeting

Regular meeting, March 11th, 7pm at the 8654 Andromeda Rd 92126

Adjournment

Brendan moved to adjourn meeting at 8.43pm. Deb seconded. Motion carried.

Minutes made by Predrag Markovic
pmarkovic2009@yahoo.com, February 12th, 2024.

**The meeting minutes of special MVHOA#2 meeting,
February 19th, 2024, at 8654 Andromeda Rd 92126**

Board Attendees.

Present: Robert Berg (President), Deb McManus (Vice President), Brendan Duggan (Treasurer), Predrag Markovic (Secretary), Fidencio Pampo (Director).

Meeting called to order by Robert at 7.00pm

New Business

1. Budget review

Discussion was covered.

Brendan moved to increase semiyearly assessment from \$160.00 to \$170.00.

Deb seconded. Motion carried.

Brendan is going to contact Sonnenberg for updating reserve study.

Adjournment

Robert moved to adjourn meeting at 7.53pm. Fidencio seconded. Motion carried.

Minutes made by Predrag Markovic
pmarkovic2009@yahoo.com, March 11th, 2024.