

HOA 2 Meeting Minutes March 2024

Present: Robert, Brendan, Debbie, Mary (via phone)

Absent: Predrag

Minutes recorded by Fidencio

Meeting Start: 7:34pm

February minutes:

Brendan moved to approve

Deb seconded

Motion passed

Budget meeting approved

Financial Reports (Mary):

- Feb 12th there were 90, as of today there are 75
- No correspondence, slow not much going on
- 1 escrow in progress, closing soon
- Brendan moved to send letters to 5 accounts that are overdue. Send to lawyer for Lien process
- Fidencio seconded motion
- Motion passed
- Robert asked Mary about receipt of letter contesting missed payment (HOA 5261)
- Mary will research. A copy of the processed check was sent.
- We'll shred copies of checks.

Treasurer's Report (Brendan)

- We have accounts at two banks now (Wells Fargo and US Bank)
- Wells Fargo \$16000 checking, \$29000 savings
- US Bank \$48481 checking, \$50000 savings (moved over by BillPay)
- We earned \$24 in interest
- There is a \$20 fee, analysis service charge? Rob will talk to US Bank regarding this charge
- SDGE expense came out of Wells Fargo; should be from US Bank
- ATT out of US Bank
- City Water charges stopped again due to irregular readings; sent letter about stoppage
- Deb moved to approve Financials
- Fidencio seconded
- Motion passed

Correspondence (Robert)

No correspondence to report

Pool Maintenance

- Deb can get her Maintenance Person to do posts and talk to Baron.
- Pool pump leaks were done and paid for
- Temp Gauge over door. There's a 10 degree difference because water is being measured in wrong place.
- Lights replacement. White. 200 - 400 dollars each
- Nubs at bottom of pool. Deb met with underwater guy. They're actually calcium deposits. Can grind down little ones. Large ones need to be cut off and patched. Work would take 2 days and cost \$3355.00.
- Deb motioned to hire contractor to fix nub issue.
- Brendan seconded
- Motion passed
- Cameras. They are activated. Coverage will be adjusted when swimming season starts.
- Back gate needs to be repaired. Rob will call for repair.

Bank Changes

- Jessica is our contact at US Bank
- Everyone is on signature line except for Fidencio
- What is available for dual signing
- We don't have it for Billpay
- Rob will call bank to find out; it will not be free

New Business

Reserve Study

- Brendan revised the study to include corrections.
- Brendan suggested that we have Baron attend next year's site inspection so that we can get his perspective of issues identified.
- Brendan motioned to approve reserve study
- Deb seconded
- Motion passed

Budget

- Brendan moved to approve budget
- Deb seconded motion
- Motion passed

Spring Mailing/Newsletter

- First week of May, printer will do this mailing
- Mary will update mailing list
- It will include reserve study, budget, annual policy, assessment, newsletter
- We should include ground rules for ADUs

Transfer of Funds

- Brendan moved to transfer \$10,000 from Wells Fargo checking to US Bank savings to fund reserves via BillPay.
- Fidencio seconded motion
- Motion passed

End of Meeting 8:36pm

- Brendan moved to end meeting
- Deb seconded
- Motion passed