

**MVHOA #2 meeting minutes of regular HOA meeting,**  
**April 08<sup>th</sup> 2024, at 8654 Andromeda Rd 92126**

Board Attendees:

Present: Robert Berg (President), Deb McManus (Vice President), Predrag Markovic (Secretary).

Absent: Brendan Duggan (Treasurer), Fidencio Pampo (Director).

Present: Mary Rogers (Accountant).

**Meeting called** to order by Robert at 7.12pm

**Approval of Minutes**

March meeting minutes were not available.

**Financial reports**

**1. Treasurer's Report**

Finances

Checking:	\$53,061.93 (US Bank)	\$10,992.72(Wells Fargo)
Savings:	\$55,226.09(US Bank)	\$28,804.11(Wells Fargo)
Income:	\$ 8,336.67	
Expenses:	\$ 3,579.02	
Transfer:	\$ 5,000.00	

Transferred \$5000.00 from WF checking to US Bank savings. Another \$5000.00 will be transferred next month.

GBF say HOA cannot collect proceeds from foreclosing on unoccupied property.

Spring mailing to be sent to printers end of April for mailing first week of May.

**2. Accountant's Report**

A. Budget vs Actual were presented.

B. Account receivable were presented.

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 hasn't been filed. GBF said HOA cannot collect proceeds from foreclosing on unoccupied property.

Past due 2 payments: MV2-5379, MV2-5593.

Number of accounts delinquent for 2 payments is 2 (previous month was 5).

Number of accounts delinquent for 1 payment is 37.

C. Access key list report were presented.

**Old Business**

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

2. Repairing pool pump leaks. Fidencio.  
In process.

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.  
Collecting quotes, in process.

5. Two light bulbs don't work.  
Completed. Robert and Brendan replaced light bulbs.
6. Pool maintenance, "nubs" appearing at the bottom of the pool, Deb.  
Completed. Expenses were approved on March's meeting.  
Discussion was about power wash the pool deck was covered. Deck is cleaned. Not need power wash this year.
7. Changing bank from Wells Fargo to US Bank, Robert.  
In process. Both accounts were active. Scheduled to be completed at the end of the fiscal year.  
Discussion about payment was covered. Not able to setup dual authorization, except for wire transfers. Using checks with 2 signatures as main payment process.
8. Recording schedule of recently added 2 cameras.  
Plan to schedule setup camera recording when pool be open for summer and when monitors were presented on the site.

### **New Business**

1. Motion to approve Reserve Study.  
It was approved on March's meeting.
2. Motion to approve Budget with new semiannual assessment of \$170.00.  
Completed on March's meeting.
3. Motion to move \$10,000 to reserves to complete budgeted transfers.  
Completed on March's meeting.
4. Spring mailing to be mailed first week of May  
Need updated delivery lists. Mary updating the list.  
Reserve study  
Budget for next fiscal year  
Annual policy disclosures  
Assessment collection policy  
Newsletter  
Notice of assessment increase  
Reminder of board member nomination deadline
- 5 Pool Monitor Calendar  
Memorial weekend, May 25th-27th.  
Regular pool monitor schedule starting on Jun 7th(last day of San Diego school district June 6th) through Labor day weekend September 2nd.
- 6 Pools lounge, chair, and umbrellas  
Predrag moved to spend up to \$2000.00 for buying an umbrella and 4 lounge chairs. Deb seconded. Motion carried.
7. Approving expenses for supporting water system. System is completed. \$300.00  
Deb moved to paid handyman invoice of \$250 for supporting water system. Predrag seconded. Motion carried.
8. Approving expenses for repairing west gate mechanism.  
Robert moved to approve spending \$1,584.00 for repairing west gate closing mechanism. Deb seconded. Motion carried.
9. Hot water is shower.  
Hot water heater was fixed and working. The hot water doesn't come out of shower. Neet to have professional to figure out why.

10. Head pool monitors and pool monitors job description.

Deb proposed to update job card for head pool monitors and monitors. The existing job description is more than several years long. Discussion was covered.

Assign to Fidencio.

**Next Meeting**

Regular meeting, May 12th, 7pm at the Pool.

**Adjournment**

Robert moved to adjourn meeting at 8.16pm. Deb seconded. Motion carried.

Minutes made by Predrag Markovic  
pmarkovic2009@yahoo.com, May 12<sup>th</sup>, 2024.