

**MVHOA #2 meeting minutes of regular HOA meeting,
May 13th 2024, at the Pool, 8550 Lynx Rd, 92126**

Board Attendees:

Present: Robert Berg (President), Predrag Markovic (Secretary), Fidencio Pampo (Director).

Absent: Deb McManus (Vice President), resigned by sending email before the meeting

Present: Mary Rogers (Accountant).

Meeting called to order by Robert at 7.06pm

Approval of Minutes

March meeting minutes were not available.

Robert moved to approve April's meeting minutes. Predrag Seconded. Motion carried.

Financial reports

1. Treasurer's Report

Finances

Checking:	\$49,363.69(US Bank)	\$ 5,922.79(Wells Fargo)
Savings:	\$60,435.69(US Bank)	\$28,810.03(Wells Fargo)
Income:	\$ 4,183.71	
Expenses:	\$ 6,134.24	
Transfer:	\$ 5,000.00	

Received and paid the water bill. Water usage appears to have halved, most likely due to fix of sprinkler system leak.

Lien filed on MV2-5525 March 18th, 2024. GBF suggests foreclosing.

Zelle QR code, budget, reserve study and newsletter added to website.

Documents for spring mailing sent to printer and emailed.

2. Accountant's Report

A. Budget vs Actual were presented, sent by email before meeting.

B. Account receivable were presented, sent by email before meeting.

Delinquent account status:

In lawyer possession:

MV2-5493 is delinquent for \$6303.85. Second lien was filed on 02.22.2023.

MV2-5525. Lien filed on MV2-5525 March 18, 2024. GBF suggests foreclosing.

Accounts delinquent for 2 payments: MV2-5379, MV2-5593.

Number of accounts delinquent for one payment: 16.

C. Access key list and escrow report were presented, sent by email before meeting.

D. Discussion about scanning address list was covered. Mary will loan 2024 and 2023 address list to Predrag for scanning.

E. Mary made estimation rentals vs owner occupied. Ratio is 24.8%.

F. Mary asked for considering to ask a lawyer for a small court for collecting payment of account under foreclosure.

Fidencio moved to approve Financial report. Predrag seconded. Motion carried.

Correspondence/Homeowner questions/ Comments (Email/Phone/Letters)

- Homeowner had a pool party on holiday even though president told him it is not allowed to have a pool homeowner party on holiday. Board decided to send him a letter, Robert.

- One homeowner asked how to not be HOA member. President explained that it is not possible per HOA's by laws and CCRs.

Old Business

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

2. Repairing pool pump leaks. Fidencio.
In process.
3. Pool maintenance, temperature is off at the LED display, Predrag.
Predrag met with Baron. LED display shows correct temperature. Need to check on sunny days and compare with pool monitor thermometer.
4. Pool maintenance, replacing lighting poles. Robert.
Robert asked Deb to send him contact list.
5. Changing bank from Wells Fargo to US Bank, Robert.
Brendan moved to closed Wells Fargo account and move all funds to Bank of America account within next month.
Fidencio seconded. Motion carried.
US Bank doesn't have option to setup dual authorization for payment, except for wire transfer.
6. Recording schedule of recently added 2 cameras.
Completed.
7. Spring mailing. Completed.
8. Purchasing 11-13th pool umbrella and additional lounge chairs. Completed. Robert, Predrag.
Preferred umbrella not available on Costco site. Robert is looking in it. Robert is going to purchase lounge chairs in 3 days.
9. Repairing west gate mechanism. Completed.
10. Hot water in shower. No activity.
11. Head and pool monitors job description update. Fidencio. No activity.

New Business

1. Complying with BOI (Beneficial Ownership Information)
Discussion was covered.
2. New refrigerator in pump house for pool monitors.
Fidencio moved to purchase a refrigerator in pump house and spent up to \$400.00. Brendan seconded. Motion carried.
3. Reports.
Budget vs Actual, Escrow report.
Discussion was covered.
4. Estimation of Rentals vs. Owner Occupied....24.8 %
Discussion was covered.
5. Motion to file a lien on properties 2 payment behind.
Postponed.
6. Brendan moved to authorize the law firm of Green Bryant & French, LLP to file a lien for delinquent accounts MV2-5379.
Fidencio seconded. Motion carried.
7. Lien was filed on MV2-5525 on March 18, 2024. GBF suggests foreclosing.
Discussion was covered. Board will not do foreclosure at this moment.
8. Annual meeting date/time determination
Decided to have annual meeting on August 18th, 6pm, at the pool.
9. Brendan moved to accept Baron proposal to increase pool service for \$50.00 per month. Fidencio seconded. Motion carried.
10. Predrag moved to spend up to \$100 for gift cards and/or flowers for Deb. Brendan seconded. Motion carried.
11. Pool deck's small surface damage. Robert is going to contact contractor who made a deck.
12. Board decided to have regular meeting every 3rd Monday at 7pm.
13. Deb resigned from the board. She informed a Board by sending an email.

Next Meeting

Regular meeting, June 17th, 7pm at the Pool.

Adjournment

Robert moved to adjourn meeting at 8.28pm. Fidencio seconded. Motion carried.