

**Meeting minutes, regular MVHOA #2 HOA meeting,
July 15th 2024, at the Pool, 8550 Lynx Rd, 92126**

Board Attendees:

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

Absent: No Board's directors

Present: Mary Rogers (Accountant).

Meeting called to order by Robert at 7.08pm

Approval of Minutes

Brendan moved to approve June's meeting minutes. Predrag Seconded. Motion carried.

Financial reports

1. Treasurer's Report

Finances

Checking:	\$44,303.65
Savings:	\$89,850.87
Income:	\$12,775.38
Expenses:	\$12,728.05
Transfer:	\$ 0.00

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.

C. 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. Robert contacted San Diego County to figure out who is responsible for property. County figured out and contacted them and Board.

The lawyer accepted checks for the lien received from JLL company. It is per law.

Accounts delinquent for 2 payments: 1

Accounts delinquent for 1 payment: 3

D. Pool key and escrow report was sent by email.

E. Scanning 2023 and 2024 address list. Mary delivered binders to Predrag for scanning.

F. Accountant's Correspondence. All statement mailing were done. Some homeowners ask how to use Zelle.

Mary said to process paper check is 5 times faster than direct payment.

Mary mentioned to have US bank single point will make her work much easier.

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

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

- Inquiry from lady to join the Board. Inquiries how to use Zelle.

- One homeowner complains that the tree from MV2-5493 property may drop to her property.

Old Business

1.Pool maintenance, LED display temperature doesn't match manual, Predrag.

Predrag made a motion to purchase a new portable TDS/temperature meter, not spending more than \$100.00. Brendan seconded. Motion carried.

2.Pool maintenance, replacing lighting poles. Robert.

In process of getting quote.

3.Purchasing 11-13th pool umbrella and 4 additional lounge chairs. Completed. Robert.

Two umbrellas were purchased. Lounge chairs purchased too. Fit proposed budget.

4.Hot water in shower. Need to have professional for pipes tracing. Tabled for October.

5.Head monitors and pool monitors job description update. Fidencio. Tabled? Tabled for September.

6. Complying with BOI (Beneficial Ownership Information) need to be done before end of the year, Robert.

7. Purchasing new refrigerator in pump house, Robert. Completed.
8. Pool deck's small surface damage. Tabled for October.
9. Discuss credit card payment off website (landing page). Robert. Has monthly fee. It could be installed on web site, through US Bank. The charge is around 3% per transaction. There are 4 homeowners who would like to use credit card. It will cost HOA about \$20.00 per month plus \$5.00 per transaction Tabled for October
10. Access control upgrades. Upgrading/replacing existing keycard system with better encryption system. Robert. Brendan moved to accept the quote for \$4800.00 for new card access system with 500 new cards. Predrag seconded. Motion carried.
11. July mailing (assessment notice, newsletter) is completed.

New Business

1. Vice President
Brendan made a motion to have Fidencio to be Vice President. Predrag seconded. Motion carried.
2. New plan for SPA. Robert. Tabled for future meeting, August meeting.
3. Order MVHOA2 shirts for walking door to door. Tabled for August meeting.
4. Bike Racks, discussion.
Fidencio is going to look for quote for the new bike rack with installation.
5. Adding new chairs and tables.
Discussion was covered. Tabled to the end of session.
6. Get approval to have Jeff deliver flyers for Annual Meeting.
Jeff printers can't deliver flyers.
7. Activate single point \$17.99 per month.
Brendan made a motion to purchase single point for \$17.99 per month. Fidencio seconded. Motion carried.
8. In pool light fixture replacement quote from Baron. Fidencio.
Discussion was covered. Looking to replace all fixtures and have them all with same lighting color.
9. Fiscal year 2023/24 report.
Approving fiscal year report is tabled to October until receive audit report. Brendan will contact Sonnenberg.

Next Meeting

Regular meeting, August 18th, 6pm at the Pool.

Adjournment

Predrag moved to adjourn meeting at 8.42pm. Brendan seconded. Motion carried.

Minutes made by Predrag Markovic
pmarkovic2009@yahoo.com, August 10th, 2024.