

**Meeting minutes, Annual MVHOA #2 HOA meeting,
August 18th 2024 6pm, at the Pool, 8550 Lynx Rd, 92126,**

Board Attendees:

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

Absent:

Present: Mary Rogers (Accountant).

Homeowners: T.N. MV2-5486, C.B MV2-5583, D.C MV2-5428, D.V.N. MV2-5571

Meeting called to order by Robert at 6.04pm

Roll call, Board and HOA members were introduced to each other.

Approval of Minutes

Brendan moved to approve July's meeting minutes. Fidencio seconded. Motion carried.

Financial reports

1. Treasurer's Report

Finances

Checking:	\$70,935.50
Savings:	\$90,193.96
Income:	\$46,605.89
Expenses:	\$19,630.95
Transfer:	\$ 0.00

Brendan presented financial status.

2. Accountant's Report

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

B. Accounts receivable was presented, sent by email before meeting.

Received checks without last name. After general reminder of due date, still received checks without last name. Not able to trace check to account.

Received some payments with July's postmarks.

C. Delinquent account status:

In lawyer possession:

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

Accounts delinquent for 2 payments: MV2-5196, MV2-5379, MV2-5555

Accounts delinquent for 1 payment: 79

Brendan moved to authorize the law firm of Green Bryant & French, LLP to file a lien for delinquent accounts MV2-5196, MV2-5379 and MV2-5555 if HOA doesn't receive payment before September 16th, 2024. Fidencio seconded. Motion carried.

E. Scanning 2023 and 2024 address lists is completed. They are on Google drive. Predrag will return 2023 and 2024 address binders to Mary at the next meeting.

F. Accountant's Correspondence.

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

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

Homeowners presented on the meeting get 3 minutes to present their concerns or comments.

Homeowner D.C. MV2-5428 concerns and comments are regarding conflict of interest, pool monitors, minimum pool monitor age, 12 hours shift in August, pool cameras, lost and found basket, and Tuesday/Friday group swimming/exercising.

Homeowner T.N. MV2-5486 commented the pool is very well maintained and the best pool of all other 4 surrounding HOA's pools. He would not change anything. Only concern is homeowner who is bringing 14 kids to pool.

C.B MV2-5583 asked what process is for applying for pool monitor job. She likes new umbrellas and how grass looks.

D.V.N. MV2-5571 has questions to accountant regarding her statement. It was resolved at the meeting.

Discussion about homeowners' comments and concerns were followed up. Board will review potential conflict of interest after pool session is over. Fidencio is a new liaison for pool monitors. Predrag advised D.C MV2-5428 to speak first with Fidencio about pool monitors before it comes to Board. Discussion for other concerns were covered.

Predrag moved to allow homeowner D.C MV2-5428 to have early swimming. Brendan seconded. Motion carried.

Board didn't find anything strange to have Tuesday/Friday homeowners gathering and doing swimming/exercising. All people are homeowners, nobody outside of HOA attending. D.C MV2-5428 confirmed they don't disturb other pool users.

Old Business

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

Purchasing manual thermometer is in process.

2.Pool maintenance, replacing lighting poles. Robert.

Robert received a quote of \$12,548.15 for replacing light poles. Predrag will look to get 2 more quotes.

Predrag moved to accept quote for fixing wiring mess in the pump house and to not spend more than \$1,000.00.

Brendan seconded. Motion carried.

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

Discussion postponed for the next meeting.

4.Replacing existing keycard system with better encryption system and 500 new access cards. Funds were approved.

Robert.

In process.

5.New bike racks.

Fidencio presented possible choices. Discussion was covered.

Brendan made a motion to purchase 2 single sided, galvanized, capacity 9, bike racks, not spending more than

\$1,100.00. Robert seconded. Motion carried.

6.Activation of U.S. Bank single point is completed. It is \$17.99 per month.

7.In pool light fixture fixing and replacing. Fidencio.

Waiting for quote for replacing 4 light fixtures. Expected quote is around \$2,500.00.

New Business

1.New plan for SPA. Robert.

No discussion. Tabled for next meeting.

2.Adding Fidencio's access to vice president email. Brendan.

Discussion was covered.

3.Converting the front lawn by pool house into low water.

Robert received the quote, \$11,550.00 - \$12,800.00.

Discussion was covered.

4.Painting the iron fence, Robert.

Estimate for painting the iron fence is \$9,925.00. It will be done after replacing pole lights.

5. Discussion about plan to have pool monitors in September, no more than 6 hours per day. Pool monitors 12 hour shift will end after Labor Day.

Next Meeting

Regular meeting, September 16th, 7pm at the Pool.

Adjournment

Robert moved to adjourn meeting at 7.42pm. Brendan seconded. Motion carried.

Minutes made by Predrag Markovic
pmarkovic2009@yahoo.com, August 30th, 2024.