

**Meeting minutes, Annual MVHOA #2 HOA meeting,  
September 16th 2024 7pm, at the Pool, 8550 Lynx Rd, 92126,**

Board Attendees:

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

Absent: Fidencio Pampo (Vice President),

Present: Mary Rogers (Accountant).

**Meeting called** to order by Robert at 7.11pm

**Approval of Minutes**

Brendan moved to approve August's meeting minutes. Robert seconded. Motion carried.

**Financial reports**

**1. Treasurer's Report**

Finances

Checking:	\$51,075.44
Savings:	\$90,228.23
Income:	\$ 5,626.05
Expenses:	\$25,341.84
Transfer:	\$ 0.00

Brendan presented the financial status. Bank statements were sent by email.

Brendan made a motion to transfer \$15,000.00 from the checking to the saving account to meet the budget. Predrag seconded. Motion carried.

Brendan moved to transfer \$3,952.34 from the saving to the checking account to fix pool light fixture. Predrag seconded. Motion carried.

Brendan moved to transfer \$4,806.16 from the saving to the checking account to cover capital improvement for the key card upgrade. Predrag seconded. Motion carried.

**2. Accountant's Report**

A. Budget vs Actual was going to be sent by email.

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

C. Delinquent account status:

Accounts delinquent for 2 payments: MV2-5379. Ready to send to lawyer.

Accounts delinquent for 1 payment: 32

D. Predrag returned the 2023 and 2024 address form binders to Mary.

F. Accountant's Correspondence. Correspondence with Sonnenberg regarding tax return is in process. Robert, Brendan and Mary were working on tax return.

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

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

Brendan and Predrag have a meeting with homeowner D.C MV2-5428 regarding some compliance about homeowner's behavior at the pool. Predrag was under the impression that the homeowner accepted the given suggestions.

**Old Business**

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

LED works fine. In progress for purchasing a new temperature tool for the pool monitors.

2.Pool maintenance, replacing lighting poles. Robert.

Completed repairing wiring mess in the pump house. Spending \$887.96 was approved on previous meeting.

Robert received the quote for \$12,548.15. Predrag had been looking for more quotes, in process. Plan for installing in November.

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

- Robert sent a message about the online training. Online training showed that social security numbers are not required. Third party company will charge \$295 for filing BOI.
4. Replacing existing keycard system with better encryption system and 500 new access cards.  
The new readers were installed. Robert is in process of delivering new cards to homeowners. The old cards are still working. The plan is for them to stop working by the end of September. Opening mechanism at one door doesn't work properly. In process of fixing it.
  5. New bike racks. Fidencio.  
Quote was approved on August meeting.  
In process.
  6. In pool light fixture fixing and replacing. Fidencio.  
Brendan moved to accept Baron's quote for fixing and replacing in pool light fixture. Robert Seconded. Motion Carried.
  7. Adding Fidencio's access to email [vicepresident@mvhoa2.org](mailto:vicepresident@mvhoa2.org).  
Completed.

## **New Business**

1. New plan for SPA. Robert.  
Robert presented to have homeowners vote about SPA and approve special assessment. The assumption is that the project will cost around \$130K-\$140K. The original quote from several years ago was \$95K.  
The new pump house near to SPA must be built.  
Tabled for September.
2. Annual filter wash and flush by Baron. Robert.  
Brendan moved to accept Baron's quote for cleaning filters for small pool for \$100.00. Robert seconded. Motion carried.  
Brendan moved to accept Baron's quote for cleaning filters for main pool for \$500.00. Robert seconded. Motion carried.
3. Refused AT&T offers for internet backup for \$10 per month. Brendan.  
Returned AT&T equipment.
4. Tax return. Brendan.  
Brendan moved to approve tax return and financial report from Sonnenberg with amendment to change annual assessment from \$160.00 to \$320.00. Robert seconded. Motion carried.
5. Fall mailing. Robert, Brendan.  
Fall mailing will include financial reports and newsletter.  
Should go out by October 1<sup>st</sup>.  
Brendan made a motion to approve paying up to \$1200.00 to Jeff Wallace printing and mailing the fall mail. Robert seconded. Motion carried.  
Robert made a motion for paying Jeff Wallace up to \$300.00 for postcards regarding information about the key cards that will be mailed. Brendan seconded. Motion carried.
6. Corkboard, Robert.  
Discussion was covered to have corkboard inside and bulletin board outside the pool. Postpone to the next meeting.  
Robert a made a motion to spend up to \$200.00 for 2 new sandwich boards for the pool. Brendan Seconded. Motion carried.
7. The pool monitors session  
Monitors stopped working after Labor Day, September 2<sup>nd</sup>. Theresay is coming on the weekend to deliver key cards.
8. Updating pool rules  
Discussion was covered about updating pool rules and party forms.
9. Discussion to use community place for having Board meetings during wintertime.

## **Next Meeting**

Regular meeting, October 21th, 7pm at the Pool.

## **Adjournment**

Robert moved to adjourn meeting at 8.47pm. Brendan seconded. Motion carried.

Minutes made by Predrag Markovic  
pmarkovic2009@yahoo.com, October 20th, 2024.