

**Meeting minutes, Annual MVHOA #2 HOA meeting,  
October 21th 2024 7pm, at the Pool, 8550 Lynx Rd, 92126,**

Board Attendees:

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

Present: Mary Rogers (Accountant).

**Meeting called** to order by Robert at 7.03pm

**Approval of Minutes**

Brendan moved to approve September's meeting minutes with Brendan's corrections. Robert seconded. Motion carried.

**Financial reports**

**1. Treasurer's Report**

Finances

Checking:	\$36,810.25
Savings:	\$96,689.81
Income:	\$16,118.00
Expenses:	\$15,273.11
Transfer:	\$ 6,241.50

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

**2. Accountant's Report**

A. Budget vs Actual document was sent by email.

B. Accounts receivable document was sent by email.

C. Delinquent account status:

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

Accounts delinquent for 1 payment: 32

D. Account correspondence

Received few Zelle payments to account's email which is not connected to bank account. Mary asked them to correct, and they did.

Some bill check didn't pass through. Mary replaced them by paper check.

The filing to Secretary of State were returned. It must be done electronically. They switched from paper to electronically a several months ago.

Received mystery Zelle payment without any information. This prevents Mary from sending information to lawyer about delinquent accounts. This was resolved last week.

Discussion about electric bill was covered. Robert expects the electric bill will go significantly lower when replacing 3 sodium fence light with LED lights.

Robert moved to reimburse Mary for renewing Quick books for \$944.26. Brendan seconded. Motion carried.

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

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

Robert main correspondence is for delivering new keys.

**Old Business**

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

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

2.Pool maintenance, replacing lighting poles. Robert.

Predrag moved to approve replacing light poles not spending more than #13,000.00. Robert seconded. Motion carried.

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

In process.

4.Replacing existing keycard system with better encryption system and 500 new access cards. Robert

About half of keys were replaced. Not all homeowners come at scheduled time to get a new key. In process.

The old key cards are still working. It supposed to not work. In process of asking CCS to fix this.

5. New bike racks. Fidencio.

Quote was approved on August meeting.

In process.

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

Two lights of four were fixed.

7. Annual filter wash and flush by Baron.

Baron has been working on it. Not yet information if it is completed.

8. Fall mailing.

In process.

9. Corkboard, bulletin board. Robert, Predrag.

Board decided to install bulletin board on existing corkboard inside the pool gate.

Predrag is going to look for bulletin board quotes.

### **New Business**

1. Having community place for Board meetings during wintertime.

Discussion about options was covered. In process.

2. Credit card payment off website (landing page). From previous meetings.

Discussion was covered. The decision will not be implemented. Expect small number of people to use it. The yearly expense is about \$180 per year.

3. Decorating pool during Christmas session or some other events (July 4<sup>th</sup>, etc). Fidencio

Robert moved to spend up to \$1000.00 for decorating lights. Fidencio seconded. Motion carried.

4. Christmas decorating contest.

Robert made a motion to purchase Amazon's cards in amount of \$50, \$25, \$25 for Christmas decoration contest. Fidencio seconded. Motion carried.

Judging will be on December between 20st and 24th.

Brendan and Predrag will be judges.

5. Off session pool monitor.

Carl is taking care of pool during off season. The payment is to be switched from semi-monthly to monthly.

### **Next Meeting**

Regular meeting, November 18th, 7pm at the Pool.

### **Adjournment**

Robert moved to adjourn meeting at 8.02pm. Brendan seconded. Motion carried.

Minutes made by Predrag Markovic  
[pmarkovic2009@yahoo.com](mailto:pmarkovic2009@yahoo.com). November 11th, 2024.