

MVHOA #2 Minutes for the regular meeting September 9, 2019 at the Pool, 8550 Lynx Rd 92126

Board Attendees.

Present: Steve Duescher (President), Deb McManus (Vice President), Brendan Duggan (Treasurer), Predrag Markovic (Secretary), Cyndy Bell.

Absent: Dave Breidenbach, Charles Cowan.

Accountant: Mary Rogers, present.

Homeowners: MV2-5451

Meeting called to order by Steve at 7:04pm

Secretary's Report

Brendan moved to approve the Minutes of the annual meeting August 25th, 2019, as written.

Deb seconded. Motion carried.

Treasurer's Report

a. Finances

	September	August	July
Checking:	\$69,304.35	\$77,020.63	\$84,870.89
Savings:	\$68,549.49	\$68,543.71	\$65,738.04
Income:	\$ 4,370.14	\$14,713.00	\$27,357.86
Expenses:	\$12,080.64	\$19,757.29	\$ 4,763.74
Transfer:	\$ 0.00	\$ 2,800.00	\$ 1,400.00

Farmers insurance premium of \$7,569.00 due today, paid today.

Last pool monitor payroll for season to be processed next week.

Deb moved to approve Treasurer's Report. Cindy seconded. Motion carried.

Bookkeeper Report

A/R Aging Summary was presented. Budget vs. Actual was presented.

Mary analyzed profit and loss from the previous years, and made several suggestions.

- Immediately transfer \$40,000.00 from checking to saving.
- Stop making monthly transfers of \$1,400.00.
- Any additional income received before the end of the year should be transferred to savings.

Homeowners informed about illegal dumping of appliances on Sagittarius Rd, across from the pool. The illegal dumping incident was reported to the City of San Diego. The City picked up illegally dropped appliances.

Board is going to send a letter to homeowner MV-5202 reminding them the illegal dumping is not acceptable. Steve.

Other Reports

1. Pool Season recap. Covered.
2. Lawn Care. Brown spots slowly shrinking. Lawn Care has key to West Gate, no need to prop it open.
3. Pool Care. No open action.
4. Pool Party Form updated to exclude pop ups and BBQ inside the gated area.

Old Business

1. Discussion about reorganizing checking and saving account was covered.

Brendan moved to transfer \$40,000.00 from checking to saving account. Deb seconded. Motion carried.

Deb moved to stop making monthly transfers of \$1,400.00 from the checking to saving account. Brendan seconded.

Motion carried.

Brendan moved to transfer income above operating expenses to saving account at the end of every fiscal year, to ensure minimum of \$18,480.00 transferred every fiscal year.

Cyndy seconded. Motion carried.

2. Pool Resurface. Plan to schedule a meeting with Board and the contractors in October. Deb.
3. Phone Service and Voice Mail. In the process of removing Meegan from the phone account in order to make the process run smoothly.
4. West Gate Card keycard update. In process to get quotes.
5. Summer swim class. No update.
6. Update CC&Rs. Discussion was covered. Brendan and Deb.

New Business

1. New Liens, Pre-liens.

Brendan moved to start pre-lien process and send pre-liens letter to: MV2-5180, MV2-5239, MV2-5426 and MV2-5386
Cindy seconded. Motion carried.

2. Cindy moved to update Pool Party Request form with: strike out max number of guests, no fees associated, homeowner will be 100% liable, forms must be signed.

Deb seconded. Motion carried.

3. Election Ballot. Final numbers need to be presented.

Next Board Meeting

Next regular meeting scheduled for October 14, 7pm at the Pool, 8550 Lynx Rd

Adjournment

Brendan moved to adjourn the meeting at 8.23pm. Deb seconded. Motion carried.

Minutes made by Predrag Markovic, Oct. 7, 2019.
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