

MVHOA #2 Minutes for the regular meeting on September 4, 2020, at the pool 8550 Lynx Rd 92126

Board Attendees.

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

Absent: Cyndy Bell, Dave Breidenbach.

Accountant: Mary Rogers, absent.

Head Pool Monitor: Theresay Berg, present.

Homeowners: Josh Citten, Donna Carter, Ann Rag, The Nguyen, Fidencio Pampo, Rene Najiny, Kara Lodge, Cyndy Lodge, Robert Berg.

Meeting called to order by Steve at 7:00pm

Secretary's Report

Deb moved to approve minutes of the August's board meeting with edits. Brendan seconded. Motion carried.

Treasurer's Report

a. Finances

Checking:	\$ 24,802.86
Savings:	\$ 90,309.13
Income:	\$ 8,772.40
Expenses:	\$ 11,251.15
Transfer:	\$ 0.00

Paid common general insurance of \$7,634.00

Received Sonnenberg proposal for tax returns and financial review for 2020, cost \$1250.00.

Communicated with lawyer about delinquent accounts in lien process.

Anti-sexual harassment training

Theresay found CA provides a free program that meets requirements.

Retirement program

State of CA requires employers of more than 5 people to offer employees payroll deduction for CalSavers program by June 30 2022.

CC&Rs

Lawyer agrees that amending the CC&Rs requires only a simple majority (>220 homeowner vote yes).

Currently amendment is written so that future changes will require at least half of all homeowners (>220) to vote of which more than half must approve the changes.

Comments/Concerns from Homeowners in attendance.

- What is monthly pool operating cost?
- Why does HOA have monitors and expenses for monitors?
- Can pool hours be extended?
- Adding security camera?
- Proposal to have movie night.
- Proposal to have craft fair.
- Proposal to have tables outside.

Accountant's Report

Accountant's Report was sent by email. The Accountant was absent.

Old Business

1. Operating rules for election and voting

Brendan made a motion to approve the updated election rules as posted on website and pool noticeboard in August. Deb seconded. Motion carried.

2. Painting pump house

The painting is scheduled to start on October 5 and take 5 days.

3. Election results sort by the last name:

Cyndy Bell 169

Dave Breidenbach 138

Steve Duescher 131

Deb McManus 144

155 election ballots were received.

Predrag made a motion to approve election results. Brendan seconded. Motion carried.

4. Irrigation/water problem.

Two broken pipes were fixed. Solved.

New Business

1. Pool hours during September

Brendan made a motion to open pool to regular hours 10am-10pm until November, and 10am-6pm until April. Deb seconded. Motion passed.

Pool will be cleaned every 4 hours by Carl Berg. Carl will be paid with the rate of 1 hour per day.

Keep pool monitors during September.

2. Umbrella policy

Brendan made motion to not buy umbrella policy. Deb seconded. Motion carried.

3. New board members

Brendan moved to accept Robert Berg to be board director at large. Predrag seconded. Motion carried.

Deb moved to accept Fidencio Pampo to be board director at large. Brendan seconded. Motion carried.

4. Light in the corner

The light in the corner doesn't work. Deb will contact electricians and arrange for repair.

Next Board Meeting

Next regular meeting scheduled for October 12th, 7.00pm at the pool.

Adjournment

Deb moved to adjourn the meeting at 8:02pm

Brendan seconded. Motion carried.

Minutes made by Predrag Markovic, 10/11, 2020.
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