

## **MVHOA #2 Minutes for meeting February 10, 2020 at 8654 Andromeda 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, present.

Meeting called to order by Steve at 7:15pm

### Secretary's report

Deb moved to approve minutes of the regular board meeting on January 2020.

Steve seconded. Motion carried.

### Treasurer's Report

a. Finances

	February 10
Checking:	\$ 50,320.87
Savings:	\$ 54,878.64
Income:	\$ 14,297.63
Expenses:	\$ 4,836.48
Transfer:	

- Purchased and delivered gift cards for holiday decoration and email contests.
- Reactivated homeowner's access to pool.
- Updated owner names after escrows using bookkeeper's tracking spreadsheet.
- Posted newly approved Collection Policy on website.
- Found cloud storage of HOA docs possible with current mvhoa2@gmail.com account.

### Bookkeeper's Report

Accounts receivable and aging summary were presented.

Received payment from the account MV2-5180 that has been delinquent 3 payments.

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

Predrag moved to charge homeowners' accounts MV2-5249 and MV2-5357 \$12.00 for the bouncing check fee that Wells Fargo charged HOA. Deb seconded. Motion carried.

### President Report

Discussion was covered regarding 1996 amended CC&Rs draft.

## **Old Business**

1. Pool resurfacing.

Completed. In the process of getting the city permit.

2. Gate Key Card

Deb will meet with vendor to check why the gate key card stopped working.

3. Collection Letter update

Brendan moved to approve collection letter with edits. Deb seconded. Motion carried.

Appendix has the sample collection letter.

## **New Business**

1. Transferring \$30,000.00 from checking to saving account

Brendan moved to transfer \$30,000.00 from checking to saving account. Deb seconded. Motion carried.

2. Yearly assessment increase

Brendan moved to increase yearly assessment by 20% to \$147.00 for July assesment. Predrag seconded. Motion carried.

3. Contacting delinquent account

Brendan moved to allow Mary to contact homeowners whose account is delinquent for more than 2 assessments. Deb seconded. Motion carried.

4. Charles resigned from the Board

Charles resigned from the Board effective January 1 2020. The board would like to thank him for his years of work.

5 Board's group email account update

Updating Board's group email account to reflect present board members. Dave.

Next Board Meeting

Next regular meeting is scheduled for March 9th, 7pm at 8654 Andromeda Rd.

Adjournment

Brendan moved to adjourn the meeting at 8:08pm.

Deb seconded. Motion carried.

Minutes made by Predrag Markovic, March 4th, 2020.  
pmarkovic2009@yahoo.com

## Appendix: Sample Collection Letter

Mesa View Homeowners' Assoc. #2  
10606 Camino Ruiz, Ste. 8-Box 224  
San Diego, CA 92126

Jan. 2, 2020

John & Susie Smith  
123 Main St.  
San Diego, CA 92126

Certified #7019 0700 0001 7562 4551  
Mailed Jan. 2, 2020

Hello-

Your homeowner's account is now extremely delinquent, including more than 3 payments + late fees + interest past due. Current balance of **\$ 386.47 is due in full**. See enclosed statement.

If you feel this balance is in error, please contact us immediately by mail at the above address or by email at: mvhoa2@gmail.com.

If you do not contact us in writing within 30 days to dispute the validity of the past due amount owing, we will assume the debt is valid.

If we do not receive the above amount from you **postmarked by Feb. 2, 2020** you will be sent a Pre **Lien** letter and the legal fee of approximately **\$ 175.00** will be added to your account.

This will start the Lien process against your property and will incur additional substantial legal fees if the account is not paid. **(If a lien is filed, the legal fee is currently \$380.00.)**

Continued failure to pay may result in Foreclosure Proceedings or other legal actions that could result in the loss of your home.

If you cannot pay the entire balance at once, please contact us to discuss your situation and a possible payment plan. Mail: see above. Email: mvhoa2@gmail.com.

Thank you.

Board of Directors, Mesa View HOA #2  
Rev. 11/2019