

HOA Meeting Notes September 9, 2024

Meeting was called to order by Janet Pivarnick, President. In attendance were 5 board members representing a quorum for making decisions.

Meeting notes for August 12, 2024 were read by Elva Delgado, Secretary. These were approved by the board.

An extensive financial report was presented by Rosa Flores, Treasurer. Highlights of the report are as follows:

- Operating account balance as of August 31 at Dana Properties was 27240.31.
- Two additional income sources were a resale fee of \$375.00 and interest income of 133.50.
- Expenses paid by Dana Properties totaled 3963.62.
- HOA dues income for August were 1390.00.
- Additional dues income of \$2695.24 was received by Dana Properties as a result of the sale of a home.
- Bank of America checking account beginning balance was \$6310.02.
Two deposits were made totaling \$135.00.
Expenses paid through the Bank of America checking account were \$674.67.
Ending balance at Bank of America was \$5770.35.
- An issue was raised as to the minimum balance required by Bank of America.
Rosa will look into this with Bank of America

Budget Discussion:

Dan Heuer and Elva Delgado have been working on a yearly budget for the HOA. A second meeting will be held with Janet, Rosa, and Liz on September 21 at 2:00pm to finalize the budget.

Old Business:

- Red Roof Company fixed the main clubhouse roof under the guarantee. They also put in angles to help the small pool roof drain. They also coated it. Cost was \$600.00. Janet noted that the inside beams of the small pool room need replacement.
- Ceiling in mail pool room has been replaced, vent hood installed, and ceiling painted. They also patched an area in the Maintenance room and bolted the lighting housing back up. Cost was \$380.00. Janet noted that

the rusted electrical lines on the ceiling still need to be replaced.

- Security screen door lock needs to be repaired or replaced. Elva Delgado
Will contact the company that installed it to repair it.

New Business:

- A representative, Nancy Quintana, from Dana was at the meeting and had many questions asked of her. She has a long list of questions and line items for the income and balance sheet to ask about or work on.
- Trunk or Treat activity will be on October 27, 2024. Several residents volunteered to help with it. Danny Pivarnick will create a flyer, Kerry Ann volunteered to pass them out. Nick and Gabriel volunteered to grill hot dogs, A pumpkin carving contest was approved with prizes of gift cards of \$100, \$50, and \$25. Liz Valenzuela will organize the pumpkin carving contest. HOA will pay for food and drinks.
- A motion was made to pay for clubhouse cleaning services. It was not approved. Instead, a volunteer cleaning committee will be formed. At the meeting, Janet Pivarnick, Rosa Flores, Kerry Ann and Gabriel volunteered for the cleaning committee.
- Due to an "incident" in the clubhouse parking lot, residents are encouraged to be watchful and report incidents to the police. The chain across the entrance to the parking lot will be put up after the pool is closed for the season.
- Motion was made, seconded and approved to renew the post office box for a year.
- Security cameras update: One security camera is not functional at present. Cano Tech proposed replacement of the camera system for \$3324.00. After discussion, approval was made to have Dana Properties obtain two additional bids for the updating and replacing of the cameras.
- Janet is getting a bid from Star City Landscaping to clean the weeds around the pond and drainage canals.
- A motion was made, seconded and approved to replace the rotted and rusted beams holding the porch awning for \$815.00.

Open Forum:

- Overgrown weed problem: Reports can be made to 311

for City Code enforcement.

- A suggestion was made to join a larger community organization such as the Zach White Neighborhood Association to have greater influence with the city on street and other improvements.
- HOA bylaws prohibit posting political ads on front lawn. One homeowner that has one has been notified and can be fined if it is not removed.

As no further issues were brought up, meeting was adjourned.