HOA Annual Election Meeting Notes February 12, 2024

The general meeting was called to order by Ruben Escandon, President. The meeting was well attended with approximately 25 homeowners including board members in attendance.

The minutes of the previous board meeting and general meeting were read aloud by Elva Delgado, Secretary.

Copies of the financial statements were provided to all homeowners in attendance. It was noted that there is a figure called Suspense Conversion that shows $4369.01. Mr. Wheeler indicated that this figure was transferred from the last bookkeeping company and he is not sure what that represents and that it may be HOA checks that were not cashed by Bank of America. He indicated that further research by the HOA treasurer needs to be done.

Ruben stated that the CD at Bank of America will mature on April 18, 2024. The current balance is $14521.21. The interest rate on it is 3.93%. Currently only Ruben has signature authority at Bank of America. The new President and Treasurer should also have signature authority and cancel the CD so that funds will be available for major repairs.

Old Business:

It was noted that there are some charges at Bank of America checking account that need to be addressed. There is an ongoing charge from United States Liability Insurance that has been paid $344.00 per month since June. Ruben indicated that he does not know anything about this insurance. Also, Century Link is charging the HOA for internet service when we do not use the internet. This needs to be cancelled. Mr. Wheeler stated that all utility bills need to be sent to Dana Properties for them to pay. Currently the bills are being paid out of the Bank of America checking account.

It was requested that Dana Properties obtain an estimate for repairing the clubhouse roof. Also, there is an unresolved issue with the landscaping company regarding the area around the pond. The landscaping company wants to do another estimate for removing the cattails and reeds around the pond. Patrick Smith indicated that the weeds around the pond were not included in the initial ongoing estimate by the landscaping company.

Mr. Wheeler indicated that using an attorney to collect overdue HOA dues can be expensive. The lawyer charges $200.00 for sending a letter and $140.00 to file the lien. It can take up to 3 years to go to court on the matter. However, upon the proposed sale of a home, the title company has to contact Dana Properties regarding any assessments due by the seller and can be collected at that time. He indicated that our HOA now has a management certificate filed with the county clerk.

New Business:

Election of new board members: Three board members need to be elected for a 3 yr term. Those elected were Elva Delgado, Ruben Escandon, and Rosa Flores.

An issue was raised by a homeowner regarding a fine for a junk car. This needs to be addressed with board members and the homeowner can appeal the fine with the board, not with Dana Properties.

Pool repairs needed were illustrated by pictures shown by Patrick Smith, pool maintenance manager.

During the meeting, a new board member, Rosa Flores was selected. Also, Ruben Escandon’s resignation and President was accepted and he was reinstated as a board member along with Elva Delgado, Board member.

As there were no further issues to be discussed, the annual election meeting was adjourned.

After the meeting the HOA board elected new officers and their terms as follows:

President: Janet Pivarnick 3 year term, as board member has 2 years left.

Vice President: Nick Perez, 2 year term, as board member has 1 year left.

Treasurer: Rosa Flores, 3 year term both as Treasurer and board member

Secretary: Elva Delgado, 3 year term both as Secretary and board member.

Board Members continuing are as follows:

Dan Heuer-2 year term

John Chaney-1 year term

Sergio Herrera-2 year term

Liz Valenzuela-3 year term

Ruben Escandon-1 year term