

Minutes 1

Board of Directors Meeting

Those present Tim Whiting, Lori Skoda, Ruth Kading, Henry Laxen

Date April 5, 2011 4:10pm–5:30pm

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1.1 Old Business

1.1.1 The Well

The pump stopped working for several hours a few days ago. It was recommended that a larger breaker and heavier gauge wire be installed to support the larger current requirements of the new pump. Ruth also noted that the electric costs of the pump have risen, but so far not dramatically.

1.1.2 The special assessment and 2011 Dues

At this point we believe that we have collected all of the special assessment payments and 2011 dues that we will collect for the year.

1.1.3 Enforcement of installing water restriction valves

When Tim, armed with an attorney's letter, tried to install a restriction valve he was once again threatened with police by the owner's massed family. Attorney Macias then said that while we were legally right, Tim and the plumber should not expose themselves to this confrontation. He said we should obtain a *Bulldog lawyer*, and possibly a policeman to accompany the plumber. Macias then said he would try and find us such a lawyer. Installation of the valve on hold till then.

1.1.4 Use of valves to restrict water to morosos

After major resistance to installing a valve Tim reviewed the situation with attorney Macias. Despite our charter from Comision Nacional del Agua, he could not legally support the complete cut off of water. He could support use of 90% restriction valves, and referred Tim to La Floresta, where they are using them successfully. It turns out that 90% valves are not readily available. The board approved the purchase of 5 of such valves, to be kept in inventory.

1.1.5 Accounting

Ruth reviewed the expenses, and we are on track to get through the rest of the year.

1.2 New Business

1.2.1 Establish dates for interest accrual

For people not paying their dues or special assessments on time, Interest will start the month following when the fees were due. For example: due Jan 31, interest starts on Feb 1.

1.2.2 Protocolized Minutes of the GA meeting

These are still pending.

1.2.3 New HOA documents

We decided to republish the current HOA documents in both English and Spanish, and distribute them to existing and future homeowners. The attorney is in the process of translating them.

1.2.4 Water Tank

The water tank needs repair and repainting. In addition, a set of stairs needs to be constructed to make access more convenient. The board approved Clemente's bid of approximately \$5000 pesos to complete this project.

1.2.5 Status of previous legal judgement

About four years ago the legal pursuit of Toledo's debt on casa 26,27 by the Fracc. was terminated after significant sums were spent. The theory at that time was that we had won a judgement, but not a payment. The payment was not stipulated because the documentation of the actual amount owed was poor. The GA felt that if we had the judgement we could improve the documentation and when and if the properties were sold we could submit for payment prior to the change of ownership. The veracity of our then lawyer has since been impugned , and Tim suggested that we allot a small amount of money to have a new attorney review the judgement, see if we were correct in our assumptions, and make sure that our position was protected in case there was some sort of time limit.

1.3 Adjournment

Meeting adjourned at 5:30 pm.