

Minutes 1

Board of Directors Meeting

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

Date November 13, 2012 3:40pm–5:13pm

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1.1 Old Business

1.1.1 Well Status

After the latest repairs, made in September, the well is working well. The power consumption from 9/21/2012 until 10/31/2012 was 1182 Kilowatts, which is in line with previous consumption.

1.1.2 CNA concession

Tim has made numerous attempts to contact Salvadore Alcantar, with no success. He no longer returns phone calls. Thus the status of our CNA concession is unknown at this time.

1.2 Treasurer's report

We are on track to end the year within our budget, despite the unforeseen well expenses incurred in July and September. We were able to economize in other areas in order to avoid a special assessment.

1.2.1 Banking

Ruth is still attempting to add Lori to the list of allowed signatures at Santander. Henry will accompany her on Friday to try to resolve this.

1.2.2 2013 Budget

Ruth submitted a proposed budget for 2013. As usual, it was thorough, well thought out, and well presented. It was reviewed and accepted by the board.

One minor item, worthy of note, is that the new budget proposed a five peso per hour increase for Guillermo, our gardener. He has worked for the fracc. for more than three years now, and he does a good job.

1.3 New Business

1.3.1 The next General Assembly

The next GA meeting is scheduled for Tuesday, December 4th at 4:00pm at Via Alta #6. Pizza will be served.

1.3.2 Security

Tim suggested that all homeowners take a digital photo of their regular employees/contractors along with a digital photo of their credential and forward them to Henry who will put them online. This way we (the residents) can recognize who belongs here and who doesn't.

1.3.3 2013 Dues

There was lengthy discussion about the dues for 2013. Several people pointed out that had we not passed budget last year that contained a provision for a contingency fund, we would have had another special assessment this summer in order to deal with the well problems. Henry suggested adding \$500 to the annual assessment to

build up the contingency fund for the future. Romeo agreed, and Tim recommended that he raise the issue at the GA meeting. Henry also suggested that we should index our dues to the inflation rate in Mexico. The inflation rate in October was 4.6%, which would mean an increase of \$322 pesos. Homeowner are encouraged to present their views on this issue at the Dec. 4th meeting.

1.3.4 Fracs of Chapala Organization

Henry moved and Tim seconded that we join the newly formed Frac association in order to gain more negotiating clout with the city government. The cost is a one time fee of \$3000 pesos. Motion carried unanimously.

1.3.5 Absences

1. Tim will be gone from Dec 7 to Jan 23
2. Lori will be gone from Dec 13 to Jan 15
3. Henry will be gone from Jan 14 to Jan 22

1.4 Adjournment

Meeting adjourned at 5:13 pm.