

Minutes 1

Board of Directors Meeting

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

Date February 26, 2013 3:40pm–5:15pm

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1.1 Old Business

1.1.1 Water Meter

On Feb 6 President met with Salvador Lopez Porrás owner of BAMSA bombas submergibles, who was responsible for the most recent pump and well system repair regarding the difference in readings between the pump at the well head and the total of the individual meters. It was explained that the small meters were consistent with past use. There had been nor were there now any large leaks and yet well meter showed fairly large overage , especially since new pump installed. He stated that with this meter we needed a meter (length) of straight pipe both before and after

it to be accurate. This is not the case and would be difficult to achieve without a major renovation. He also mentioned an electronic meter that would have to be imported at great cost and with some difficulty. It was his professional opinion that for purposes of reporting and paying to the CNA that sum of individual meters would be accurate.

1.1.2 CNA concession

The concession is now in place, and Sr. Alcantar recommends that we attempt to increase the amount of our concession next Fall. The current concession has a term of ten years.

1.2 Treasurer's report

Ruth reports we have either collected or made arrangements for payment with all of the expected homeowners.

We may have some new construction starting, and after reviewing the construction rules, we discovered that the deposit (refundable) required to begin construction is inflation indexed. This means that currently (2013) the deposit is \$20,046 pesos, and the water hookup is \$8355 pesos. The board voted add these updated rates to the minutes.

Tim reports that the protocolized minutes have been turned in and will need payment in the near future.

1.3 New Business

1.3.1 Potholes

There are several potholes that need filling, and the curbs in the frac are looking tired. With the rainy season coming, they are only going to get worse. Some are totally open without sand and without rocks. We are going to repair these first, and then possibly proceed with the rest.

1.3.2 Curbs

Lori mentioned that Ed and Greg are planning to power wash the curbs in the Frac. You just can't keep the boys away from their toys. After some discussion, we decided that after Ed finished with the power washing, we would purchase the paint so that Guillermo could, in his spare time and at John Kadings discretion, paint the curbs before the rainy season.

1.3.3 Tree Trimming

The ficus in front of #29 is close to the water line and the arroyo, and is starting to perturb both. There are also several trees near #6 that need trimming. We received

an estimate of \$2200 pesos for the fica, and \$3248 for the tree trimming. The board voted to allocate \$4000 pesos total for the combined work of tree trimming and curb painting.

1.3.4 Absences

1. Tim will be gone for about six months starting March 12, 2013.

1.4 Adjournment

Meeting adjourned at 5:15 pm.