

Minutes 1

Board of Directors Meeting

Those present Will Wellmer, Tim Whiting, Bill Friend, Lori Skoda,
Henry Laxen

Date April 17, 2014 4:02pm–4:58pm

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1.1 President's Report

1.1.1 Water shutoff for #40,41

After several attempts to secure payment, the flow restrictor was enabled on the properties located at Gaviotas #40 and #41. The flow restriction will be removed as soon as the dues have been paid.

1.1.2 Well Concession

Tim drew a water specimen from the well and had it picked up by the laboratory. The results returned confirmed that the water in the well is potable and within the limits required by the CNA. The cost of the test was \$2000 pesos. We will owe Senor Alcantar an additional \$2000 pesos when he delivers the new concession.

1.1.3 Translation of Bylaws

The translation of the Zoning regulations and the Bylaws are proceeding. The zoning should be completed in the next few days, with the bylaws to follow. We will use the new Spanish version as the "official" document in the future, and will supply the English version as a courtesy translation for those who request it. All of these documents will be made available online.

1.1.4 Meeting with Carlos del Toro

On Wednesday, April 13th, Tim and Henry met with Carlos del Toro, a local lawyer who specialized in fraccionamiento issues. He reviewed the documents we had provided him previously, and informed us that we needed to apply to the city of Chapala for official permission to supply the services that we are currently supplying "implicitly." His fee for providing this service will be \$20000 pesos, to be paid as \$10000 pesos in advance, \$5000 pesos upon submission of the papers to the city government, and \$5000 pesos upon completion. In order to get started immediately, Henry advanced the \$10000 pesos.

1.1.5 Call for a General Assembly

Because this amount exceeds the spending authority of the Board of directors, a motion was made by Henry, seconded by Tim to convene a general assembly meeting on Thursday, May 8th, at 4pm at Villa Alta #6. The sole agenda item will be to engage attorney Carlos del Toro at a cost of \$20000 pesos to guide the process of receiving official recognition from the city of Chapala for our Lomas del Manglar homeowners association and the services we provide and the obligations we impose on our members. The motion was passed unanimously.

Decision: Call for a General Assembly to approve engaging Carlos del Toro on behalf of the Asociación Colonos Lomas del Manglar, A.C..

1.2 Adjournment

Meeting adjourned at 4:58 pm.