

# Minutes 1

# Board of Directors Meetings

Those present Wil Wellmer, Tim Whiting, Lori Skoda, Henry Laxen,  
Sylvia Sebastian

Date January 8, 2016 4:00pm-4:42pm

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## 1.1 Treasurers Report

### 1.1.1 Early Payments

Several members have expressed a desire to make their annual payments early this year. We are doing our best to accommodate them.

### 1.1.2 Water meters

All of the water meter readings are done, and the annual bills are being created.

## 1.2 Presidents Report

### 1.2.1 Water

Tim has taken several photos of the lip of the well, and distributed them to board members. It is obvious from the photos that the lip of the well is very low, and needs to be raised to keep dirt and debris from falling into the well. Also the top of the well should be replaced. The board approved the request to undertake the necessary work.

### 1.2.2 Construction at Gaviota #3

Lori raised concerns on behalf of Audrey Zikmund about the construction going on at Gaviota #3. They were concerned about the ability of the septic system to handle the extra people living in the house, as well as the height of the patio. Lori asked if anyone has seen the plans for new construction. Tim has visited Obras Publicas in Chapala, and confirmed that the plans have been filed with the city, and conform to Lomas del Manglar requirements. Furthermore, he spoke with the new owners who informed him that they are adding a *predigestor* to their sewer system to handle the increased load. Thus the board decided that no action is warranted at this time. Should the neighbors of #3 wish to file a complaint about the construction next door, they should take photos and contact obras publicas in Chapala to voice their concerns directly with the city.

Syliva suggested that we require new owners to sign a letter acknowledging receipt of the bylaws before signing off on the finiquito. Henry will prepare a one page summary to the most important items in the bylaws, along with a link to the complete bylaws, to be signed by future new owners before receiving their finiquito.

## 1.3 Adjournment

Meeting adjourned at 4:42.