

# Minutes 1

## Board of Directors Meetings

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

Date Nov 16, 2016 4:09pm-5:27pm

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**1.1 General Infomation**

1. Claire Knutson of Gaviotas #24 passed away a few weeks ago, and her estate is being handled by Spencer Richard McMullen. It is expected that the house will be sold.
2. The Ricardo Aldrete Reyes house #40/41 is for sale, apparently by owner.
3. The lot next to Greg Deutsch #46 has been cleared an may be being readied for sale.

## 1.2 Treasurers Report

1. We should end the year with approximately \$244,400 pesos in the bank, including the reserve, after November and December expenses.
2. We need to keep a reserve of \$150,000 pesos, and \$5500 pesos for Guillemos finiquito. We also need \$10000 pesos for our banking reserve.
3. Will moved and Lori seconded that we accept the treasurer's report. Unanimous.

**Decision:** Accept treasurer's report stating a year end balance of \$244,400 pesos is expected.

## 1.3 President's Remarks

1. Last year we spent \$133,000 pesos to shore up the wall that collapsed. We were warned that we needed two more buttresses to complete the job.
2. It will cost \$39,000 to complete the job. Henry moved and Will seconded that we proceed with this project. Unanimous.

**Decision:** Allocate \$39,000 to build two more buttresses to shore up the retaining wall leading to Villa Alta

3. Tim brought up the idea of a motion sensitive camera for the entrance. The cost estimate was about \$1000 US dollars for a high quality low light camera. It was decided it was too expensive.
4. Victor will offer to install motion sensitive lights for individual homeowners at their expense to illuminate walking paths.
5. We will use the remaining money in our budget to extend to wall in Villa Alta. There should be about \$40,000 remaining. We should be able to build approximate 12 more meters.
6. Enrique will walk up along the ditch above Villa Alta and relate his findings as he builds the new extension.
7. The water leak has been fixed.
8. We have received new water rates from CNA. The old rate was 2.509 per cubic meter and the new rate is 2.6713, a 6.4% increase. This rate change became effective in January 2016. Our water budget is covering the new rates. The well meter is now in relatively close agreement with the sum of the individual meters.
9. Oscar Castaneda Jimenez at Gaviotas #9 wants to put in some gates to prevent the goats from entering Lomas del Manglar. The keys must be the same as the keys for the well house.

10. Gardeners are dumping again without bagging. All owners need to reminding their gardeners that they must bag the clippings and put them out for collection.
11. The general assembly will be held on Thursday, December 8th, 2016 at 4pm at Villa Alta #6.

## **1.4 Adjournment**

Meeting adjourned at 5:40.