

Minutes 1

Board of Directors

Meetings

Those present Wil Wellmer, Tim Whiting, Lori Skoda, Henry Laxen,
Sylvia Sebastian
Date Oct 23, 2017 4:04pm–5:12pm

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1.1 General Information

Everyone observed a few minutes of silence to commemorate the passing of Bill Friend, one of the original owners in the Lomas del Manglar development, who passed away a few days ago.

1.2 Treasurers Report

1. Sylvia distributed a spreadsheet with the current status of our budget. We are 75% through the year and have spent 69% of our budget. We are on track to finish the year with the money we have as long as we don’t start any new big projects.
2. Sylvia will redistribute budget items to their appropriate category to reflect reality

3. Will moved and Henry seconded that the budget be accepted. Passed unanimously.

1.3 President's Remarks

1. Tim discussed planting a tree in the Frac to honor Bill's past service, or making a contribution to Bill's favorite charity, the NCA, which will be discussed with Bills widow, Amy.
2. The pothole has been repaired. It was caused by a leak in our aging water system. The system is a large pipe running down the road with smaller galvanized pipes coming off the sides. We will fix the problems as they arise.
3. Tim has received no response from #26 after sending the new owners several messages about the Frac bylaws and zoning/building requirements; of particular concern is the issue of the off street parking requirement. Each house in the Frac must have at least one off street parking space.
4. Because of the new occupants of the Frac, we are very close to using up our full water allotment. Right now we require all new pools to use pipa trucks to fill their pools initially. We will amend the rules to require pool owners to use pipa trucks to refill their pools after maintenance as well.
5. We have a large ladder that belongs to the Frac. We will build something at the guardhouse to allow us to attach the ladder so it cannot be stolen.
6. Nadine and Sylvia will purchase a power washer which will be stored at the guard house and will permit the Frac to use it.
7. The board agreed to allocate \$5000 pesos so Ed can power wash and paint the curbs down to the hairpin. Depending on the cost and the time involved, we may proceed to paint the rest of the curbs within the Frac as well.
8. Henry suggested that the welcome party for new members be held after the upcoming GA meeting. Lori suggested that a welcome party be held the week before the GA meeting. The board will hold an email discussion about this.
9. There was a brief discussion about turning the management of the Frac over to the city of Chapala. It was decided that as long as we can find a board willing to serve, the Frac was better off under local management.
10. Wil Welmer expressed his intention to move to Mirasol this coming December, resulting in the loss of a long stand board member. Tim and the rest of board thanked him for his years of service and wished him well in his new adventure.
11. The tentative General assembly meeting is set for 2pm on Tuesday, December 5th, 2017 at Villa Alta #6.

1.4 Adjournment

Meeting adjourned at 5:12.