

Minutes 1

General Assembly Minutes

Those present Henry Laxen, John Kading, Ruth Kading, Tim Whiting, Wil Wellmer, Alice Wellmer, William Friend, Bill Bratton, D'arc Kingham

Date June 7, 2011 4:00pm–5:08pm

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1.1 Quorum

A quorum was not established and after the requisite waiting period of ten minutes the assembled members were declared a quorum and meeting was brought to order at 4:15pm. The size of the quorum was determined to be 7 members, meaning that a 2/3 majority would require at least 5 votes.

1.2 Proxies

A request for proxies was made, but none were offered.

1.3 Minutes

After a brief discussion, Wil made a motion to accept the previous minutes. Seconded by Henry, and approved unanimously.

1.4 President's Report

Tim thanked the members of the board for their help and support. He reported that the work on the water system has been completed. The water tank has been repainted, and stairs added for easier access. The pump house has been rewired, and heavier breakers have been installed. The electric bill is now in our name, and the water meter is almost back to where it should be. The new well in Riberias has so far not had any effect on our water level, which is good.

1.5 Treasurer's report

All of the dues and special assessments have been collected except for the (now three) long term morosos. Casa 35 (Rosas) is now delinquent. We are continuing to have trouble fulfilling the governments requirement that we file our taxes electronically. Banks are only setup to handle such accounts for large organizations. We have set aside 32186 pesos from the 2010 budget to pay the 2009 and 2010 taxes, but we are unable to pay them until the bank account is straightened out. Henry motioned and D'arc seconded that the treasurer's report be accepted. Approved unanimously.

1.6 Old Business

Will reminded the association that the CNA concession needs to be renewed. The concession is due to expire in August of 2012, and Tim commented that the renewal cannot be attempted more than one year in advance. We will be sure to start the renewal process in August of 2011.

1.7 New Business

We discussed the exact wording of the homeowners dues policy. The following text will be included in future yearly bills and special assessments:

Failure to pay all dues and water overages by the date indicated (30 days from date of bill,) or to make alternative arrangements with the Treasurer before that time, shall cause interest on any unpaid amount to accrue at 4% per month. Continued noncompliance (failure to pay by 60 days from the date of the bill) shall result in the cessation of water delivery to the residence in question.

Tim spoke with attorney Brennon about the previous judgement against casas 26 and 27. The gist of it was that we (Asociación Colonos Lomas del Manglar, A.C.)

lost that judgement, and casa 26 and 27 will not owe anything to the association, even when they are sold. He explained that in Mexico there are two distinct types of homeowners associations, namely fraccionamientos and condominiums. The laws pertaining to fraccionamientos have very *few teeth*, while those pertaining to condominium associations are quite strong. Later this year we will investigate the cost and implications of expanding the Villa Alta condominium association to encompass the entire fraccionamiento.

Tim led a discussion about potential preventative maintenance projects. These will only be considered if there are still sufficient funds in the treasury in November 2011. Three were up for discussion.

1. The underground pipes throughout the frac are now almost 30 years old, and may fail at any time. Should we replace the underground piping system that leads from the stairs at the well down to casa #8 The estimated cost is \$75K pesos for this project, and we consider it the first stage in the eventual replacement of all underground piping.
2. After comparing photos taken before and after the rains this summer, should we construct 3 new reinforced concrete buttresses, and repoint cracks in the wall supporting the road up to VA, cost not to exceed \$55K pesos.
3. Should we repaint and repair the curbs and the bottoms of the telephone poles white, as was done up at Via Alta, for a cost not to exceed \$12K pesos?

After a lively interchange, it was decided that, funds permitting, item 1 would be our first priority, item 2 our second, and item 3 would be shelved.

1.8 Adjournment

Meeting adjourned at 5:08 pm.

Estos minutos puede ser obteninido en Espanol si estan pedido.