

Minutes 1

Special General Assembly Minutes

Those present Tim Whiting, Wil Wellmer, Ed Skoda, Hal White,
Ray Bechtel, Bill Friend, Lori Skoda, Henry Laxen

Date May 8, 2014 4:00pm–5:15pm

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1.1 Quorum

A quorum was not established and after the requisite waiting period of 10 minutes the assembled members were declared a quorum and the meeting was brought to order at 4:15pm. The size of the quorum determined to be 6 members, meaning a 2/3 majority would require at least 4 votes.

1.2 Purpose

The purpose of the special general assembly was to reallocate funds from the budget to cover unforeseen legal expenses. A previous GA vote stipulated that legal expenses that exceeded budgetted expenses by over \$5000 pesos required general assembly authorization.

1.3 New Water Rates

Will reported that he finally was able to speak with a representative of the water board. He was told that the rates for water will increase by a factor of more than 7.5 from \$.33233 per cubic meter to \$2.5091 per cubic meter. This drastic increase will most likely result in higher water fees for homeowners in the future.

1.4 History

Tim went over the history of our moroso members to provide background for our new members, Hal White and Ray Bechtel. Many years ago two houses were built and later abandoned. They have never paid dues to the Asociación Colonos Lomas del Manglar, A.C.. These houses are now in the process of being renovated, and the Board of Directors has decided that we need to get our paperwork and legal status in order before the new owner approach us for a water hookup. After consulting with Paul East and a local attorney, the board decided to officially approach the government of Chapala and obtain a concession recognizing Asociación Colonos Lomas del Manglar, A.C. as a legal entity with the authority to administer the needs of the *fraccionamiento*.

We are currently in the process of finalizing the translations of the bylaws and the zoning regulations into Spanish. Henry has advanced Carlos del Torro \$10,000 pesos to begin the process of petitioning the city of Chapala. Sr. del Toro as also agreed to represent us should any issues arise with the houses under renovation. In addition we agreed to pay him \$5000 once the documents are submitted to the city and \$5000 once the documents are approved. This process should be completed around July or August.

In our current budget we have only allocated \$7000 pesos for legal expenses. Tim has estimated that we should allocate \$40,000 pesos to cover the cost of translations and the fees for Carlos.

Will pointed out that in order to cover the \$40,000 pesos for legal expenses, we will have to use some of our contingency fund.

Ray asked how we will benefit from this effort. Tim replied that for each active member of the *fraccionamiento* we will get back \$7500 pesos annually.

Henry moved that the general assembly authorize Wil to reallocate funds in the budget to cover up to \$40,000 pesos in legal costs. Lori seconded the motion, and it was passed unanimously.

Decision: Authorize budget reallocation to cover unforeseen legal expenses

1.5 Other business

Tim mentioned that the protocolized minutes are ready, and that we will proceed to put Wil on the bank account. The new (increased water volume) 10 year water concession check list is complete, and in theory we should have it soon.

Tim and Carlos met the project manager on the renovation project and give him (the manager) Carlos' business card.

Tim and Wil will explore recycling for the *fraccionamiento*.

1.6 Adjournment

Lori moved and Ray seconded that the meeting be adjourned. The meeting was adjourned at 5:15pm.