

1 **Minutes 1**

2 **General Assembly Minutes**

3 **Those present** Henry Laxen, Lori Skoda, Ed Skoda, Romeo Danni,
4 Silvia Sebastian, Tim Whiting, Hans Wil Wellmer

5 **Date** Dec 8, 2015 4:00pm–5:06pm

6 **List of topics**

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21	The minutes of the previous GA meeting were accepted	2
22	The proposed 2016 budget was accepted.	3
23	Tim will consult with an attorney to understand our CNA rights and respon-	
24	sibilities	4
25	All new pools must be filled initially via pipa trucks.	4
26	President Tim, Vice President Lori, Treasurer Sylvia, Secretary Henry, Mem-	
27	ber Wil, Commisario Bill	4
28	The member listed in 1.6 be accepted into the Asociación Colonos Lomas del	
29	Manglar, A.C.	5

30 1.1 Quorum

31 A quorum was not established and after the requisite waiting period of ten minutes
32 the assembled members were declared a quorum and meeting was brought to order
33 at 5:10pm. During this time no proxies were submitted.

34 The size of the quorum was determined to be 6 members, meaning that a 2/3
35 majority would require at least 4 votes.

36 1.2 Minutes

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

39 **Decision:** The minutes of the previous GA meeting were accepted

40 1.3 Treasurer's report

41 Sylvia reported that we closed the actinver account and moved all of the money
42 into a savings account at Santander. Now we only need to maintain one minimum
43 balance instead of two and it will make future account maintenance much simpler.
44 The interest rate we receive is virtually the same.

45 We received \$30,000 pesos from Rosas in order to bring their account current.
46 This amount was added to our Santander account and used to fund the wall main-
47 tenance.

48 We expect carry over between \$20,000 to \$25,000 pesos into the next year.
49 Based on this years expenses, we do not foresee the need for a dues increase this
50 year.

Item	2015 Actual Expenses Excluding December	Proposed 2016 Budget
Water	26,836	48,000
Maintenance	133,371	55,000
CFE	33,768	42,000
Administration	25,189	32,000
Legal	7000	15,000
Bank Charges	4575	6000
IVA	1166	2000
Total	230,740	200,000
Bank reserves-required	20,000	10,000
Santander Serfin	10,000	10,000
Actinver	10,000	0
Reserve Carryover	108,413	unknown
Reserve Severance	4500	5000

2016 Projected income All Houses ¹	
Dues: 28 houses @ 7,500 + 1 lot	211,000
Estimated Water Overage	10,000
Estimated Santander gain	3000
Total	224,000

Amount of Water	Cost per Cubic Meter ¹
0 - 250	included
250 - 500	\$3.5 pesos
500 - 1000	\$4 pesos
1000 and up	\$7 pesos

The interest charged for late payments will remain as stated in the bylaws at 4% per month. Wil moved and Lori seconded that the proposed budget described above be accepted, that the dues remain at \$7500 pesos per year, and that the water fees stay the same as last year, as reflected in the table above.. Passed unanimously.

Decision: The proposed 2016 budget was accepted.

1.4 President's Report

Tim thanked his team for their contributions, singling out Nadine Laxen for her efforts to contact Bill Brattons family to inform them about his declining health.

1.4.1 Completed Projects

The entrance pillars have been re-pointed and upgraded. Both wall projects have been completed, basically within budget. The specs for the Villa Alta wall changed during the building process to include extra rebar. The lower wall was found to be constructed with inferior materials. Enrique added a better foundation, found and repaired a crack in the corner and behind a bougainvillea, added buttresses, and tilted the wall towards the hillside to provide better stress containment. During the construction, the section between the buttresses was discovered to be too thin and that cal was used instead of mortar, and should be buttressed as well. We hope to undertake this project in the coming year as additional funds become available.

1.4.2 Upcoming Projects

The hauling of the yard waste had proceeded well over the summer, but with the change in administration in Chapala, there are now *monopoly* issues. Tim will negotiate with the ayuntamiento and attempt to have the full trash collection handled by Manuel Gomez, who is currently handling the yard waste.

The water tank needs its yearly cleaning. It is currently scheduled for Wednesday December 16, 2015. Victor has mentioned that there are cracks on the inside of the tank. In order to seal the cracks and have the sealant dry properly, we may need to

¹The cost is calculated on the amount over the initial value in the row, thus if you use 702 cubic meters the price would be: $(500 - 250) * 3.5 + (702 - 500) * 4 = 1683$ pesos

81 take the tank offline for several days. The residents will be notified as soon as the
82 schedule is firmed up.

83 CNA currently allocates 10900 liters of water for Lomas del Manglar per year.
84 We are very close to exceeding this limit. Additionally there is the possibility of
85 new houses coming online and a new pool that will need to replace the water that
86 evaporates. Tim asked for permission to spend up to \$5000 pesos to consult with
87 an attorney to understand our CNA liability and attempt to raise our allocation.

88 Wil moved and Lori seconded that we allocate \$5000 pesos to investigate our
89 CNA status with an attorney. Passed unanimously

90 **Decision:** Tim will consult with an attorney to understand our CNA rights and
91 responsibilities

92 Wil moved and Lori seconded that we require all new pools to be filled initially
93 via pipa trucks to conserve our water allotment. Passed unanimously.

94 **Decision:** All new pools must be filled initially via pipa trucks.

95 Tim again encouraged Lomas del Manglar members to provide their emergency
96 contact info to Henry in case of unforeseen events. So far only four people have
97 done so.

98 Last year a large tree near the gate fell down. There are three more big trees
99 near the gate, and it is not clear whether the frac, the city, or the owners of the
100 property bordering the trees are responsible for their maintenance. We need to
101 determine who is responsible for the trees, and Tim will consult with an attorney
102 to determine how to proceed.

103 1.5 Elections

104 The current board resigned, paving the way for new elections.

105 The following slate of officers was proposed by Henry, seconded by Ed, and
106 accepted unanimously:

President	Timothy Napier Whiting
Vice President	Lorraine Selma Skoda
Treasurer	Sylvia Sebastian
Secretary	Henry Herman Laxen
Member at Large	Hans Wil Wellmer
Comisario	William Harold Friend

107
108 **Decision:** President Tim, Vice President Lori, Treasurer Sylvia, Secretary Henry,
109 Member Wil, Commisario Bill

110 Any current member of the Fraccionamiento who is interested in serving on the
111 board is **strongly encouraged** to do so. Please contact one of the existing board
112 members to express your willingness.

113 1.6 New Business

114 Tim listed all current members of the frac and suggested that they be accepted
115 as members of the Asociación Colonos Lomas del Manglar, A.C.. The list follows.

116 Henry moved and Romeo seconded that they be accepted. Carried unanimously.
117 Leticia Salcedo Avalos, Ray Bechtel, Linda Clark, Romeo Joseph and Esther
118 Danni, Greg Deutsch, Jeff Deutsch, William Harold and Amy Friend, Consuelo
119 Espinoza Garcia, Oscar Castaneda Jimenez, Sandy Kingham, Claire Knutson, Henry
120 and Nadine Laxen, Agustine Rosas Lomeli, Joel and Lillian Lozano, Joel Lozano,
121 Octavio and Cynthia Mijangos, Rebeca and Jesus Nunez Flores Montes, Maria Elena
122 Morales Muro, Ron and Winnifred Napier, Jesus Nunez, Ricardo Aldrete Reyes, Flo
123 and Jim Rhodes, Alejandro Rizo, Armandina Juarez Rosales, Sylvia Sebastian, Ed
124 and Lori Skoda, Petterri Starbird, Martha Elena Perez Toledo, Hans Wil and Alice
125 Wellmer, Janicka Westley, Hal White, Timothy Napier and Kate Schomp Whiting,
126 Joe and Alice Yaranon, Audrey Zikmund, Luci Zuniga-Murray
127 **Decision:** The member listed in 1.6 be accepted into the Asociación Colonos Lomas
128 del Manglar, A.C..

129 1.7 Future Meeting

130 The date of the next meeting was not discussed

131 1.8 Adjournment

132 Meeting adjourned at 5:08 pm.

133 **Estos minutos puede ser obteninido en Espanol si estan pedido.**