

# Minutes 1

## General Assembly Minutes

**Those present** Henry Herman Laxen, Lorraine Selma Skoda, Ed Franklin Skoda, Romeo Joseph Danni, Sylvia Sebastian, Timothy Napier Whiting, Hans Henning Wellmer, Hal White, Ray Bechtel, William Harold Friend

**Date** Dec 8, 2016 4:04pm–5:06pm

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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 4:14pm. During this time no proxies were submitted.

The size of the quorum was determined to be 8 members, meaning that a 2/3 majority would require at least 5 votes.

## 1.2 Minutes

After a brief discussion, Timothy Napier Whiting made a motion to accept the previous minutes. Seconded by Wil Welmer, and approved unanimously.

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

## 1.3 Treasurer's report

We show a \$38,500 deficit, which is the amount we overspent in the maintenance budget. This is because we purchased materials for the Villa Alta wall extension in anticipation of a price increase coming in January.

Dues are up to date with the exception of Rosas Lomeli. We have been unable to contact him, and don't expect to be able to contact him next year either. Some of the residents pay in installments, and are up to date. A potential problem next year may be Knutsen because of her death.

There is \$58,000 in the Santander account, which includes the \$40,000 transfer made from the savings account in December for wall expenses. Savings is \$147,600. Petty cash is just under \$6000.

Sylvia recommends to keep the dues at \$7500. Please remember that there is a late payment interest rate of 4% per month.

Our proposed budget for next year is basically the same as last year. Projected expenses are \$205,000, Santander reserve is \$10,000, severance reserve is \$5000, projected income is \$211,000.

Question from Ray Bechtal about letter received from #27. Tim indicated that the letter is a dispute between two property owners and does not affect the homeowners association. It does not impact the budget in any way.

Item	2016 Actual Expenses Excluding December	Proposed 2017 Budget
Water	44,779	48,000
Maintenance	78,522	65,000
CFE	33,561	42,000
Administration	25,525	32,000
Legal	5840	10,000
Bank Charges	4503	6000
IVA	1309	2000
<b>Total</b>	192,730	205,000
<b>Bank reserves-required</b>	10,000	10,000
Reserve Carryover	estimated	150,000
Reserve Severance	4500	5000

**2016 Projected income All Houses <sup>1</sup>**

Dues: 28 houses @ 7,500 + 1 lot	211,000
Consuelo	2,500
Estimated Water Overage	10,000
Estimated Santander gain	3000
<b>Total</b>	226,500

Amount of Water	Cost per Cubic Meter <sup>1</sup>
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. Lorraine Selma Skoda moved and Hans Henning Wellmer 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 2017 budget was accepted.

## 1.4 President's Report

Tim thanked his team for their contributions. The changeover to the private trash collection service has been fine. We are now getting the yard waste plus the refuse hauled away for the same price as we previously paid just for the refuse. We plan to extend the contract next year. Recently two of our residents died, somewhat unexpectedly. One did not have easy to access contact info for next of kin. Residents are urged to contact Henry via email to keep the next of kin info up to date. Please send him an email at [nadine.and.henry@pobox.com](mailto:nadine.and.henry@pobox.com)

<sup>1</sup>The 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

### 1.4.1 Water Usage

Total usage last year was approximately 500 cubic meters under our annual allotment. We are allowed a 10% overage, so no further attempts to increase our allotment were made this year. Several small leaks including one at well head were fixed.

### 1.4.2 Completed Projects

Report on the wall collapse. Last year we repaired the wall and added two buttresses to hold it up. We were informed that it would need two more buttresses, which we added this year. That project is now complete.

### 1.4.3 Upcoming Projects

We are going to extend the Villa Alta wall some more this year. The annual tank cleaning and minor cement work on the upper lip will be done by Victor soon.

## 1.5 Elections

The current Board of Directors resigned, paving the way for new elections.

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

### 1.5.1 List of officers

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

**Decision:** The members listed in 1.5.1 are elected to the Board of Directors

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

The Board of Directors authorizes President Timothy Napier Whiting to protocolize minutes of the Asociación Colonos Lomas del Manglar, A.C..

## 1.6 New Business

Lori is creating several **no tire basura** signs to be posted around the *fraccionamiento* to discourage dumping of trash on vacant lots.

Tim will ask Arturo to walk along arroyo above Villa Alta to estimate repair cost as a project for next year. He will take photos.

The general assembly has OKed the installation of two gates to be constructed on the stairs next to the well by adjacent neighbors, at their expense, in order to keep goats off of the property.

### 1.6.1 List of Members

Tim listed all current members of the *fraccionamiento* and suggested that they be accepted as members of the Asociación Colonos Lomas del Manglar, A.C.. The list follows. Henry Herman Laxen moved and Romeo Joseph Danni seconded that they be accepted. Carried unanimously.

Leticia Salcedo Avalos, Ray Bechtel, Linda Clark, Romeo Joseph Danni, Greg Deutsch, Jeff Deutsch, William Harold and Amy Friend, Oscar Castaneda Jimenez, Henry Herman Laxen and Nadine Laxen, Agustine Rosas Lomeli, Lillian Lozano, Octavio and Cynthia Mijangos, Rebeca and Jesus Nunez Flores Montes, Maria Elena Morales Muro, Ron and Winnifred Napier, Jesus Nunez, Ricardo Aldrete Reyes, Alejandro Rizo, Armandina Juarez Rosales, Sylvia Sebastian, Ed Franklin and Lorraine Selma Skoda, Petterri Starbird, Martha Elena Perez Toledo, Hans Wil and Alice Wellmer, Janicka Westley, Hal White, Timothy Napier and Kate Schomp, Joe and Alice Yaranon, Audrey Zikmund, Luci Zuniga-Murray, Armida Toledo Gonzalez

**Decision:** The members listed in 1.6.1 be accepted into the Asociación Colonos Lomas del Manglar, A.C..

## 1.7 Future Meeting

The date of the next meeting was not discussed

## 1.8 Adjournment

Meeting adjourned at 4:54 pm.

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