

Minutes 1

General Assembly Minutes

Those present Lorraine Selma Skoda, Ed Franklin Skoda, Sylvia Sebastian, Timothy Napier Whiting, Hans Henning Wellmer

Date Dec 5, 2016 4:06pm–5:06pm

List of topics

1.1 Quorum	2
1.2 Minutes	2
1.3 Treasurer's report	2
1.3.1 Current Status	2
1.3.2 Morosos	2
1.3.3 Accounts	2
1.3.4 Proposed Budget	2
1.4 President's Report	3
1.4.1 Water Usage	4
1.4.2 Completed Projects	4
1.4.3 Upcoming Projects	4
1.5 Elections	4
1.5.1 List of officers	4
1.6 New Business	5
1.6.1 List of Members	5
1.7 Future Meeting	5
1.8 Adjournment	5

The minutes of the previous GA meeting were accepted	2
The proposed 2018 budget was accepted.	3
The members listed in 1.5.1 are elected to the Board of Directors	4
The members listed in 1.6.1 be, accepted into the Asociación Colonos Lomas del Manglar, A.C.	5

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 4:16pm. During this time two proxies were submitted. One by Henry Herman Laxen and the other by Francisco Ico Del Rio.

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 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

1.3.1 Current Status

Even though the year to date budget described in 1.3.4 shows a current surplus, when we factor in the December expenses, which are typically the highest of the year, we estimate a \$15,000 deficit. All fees, especially CFE and water have increased during the year.

1.3.2 Morosos

Gaviota #35 continues to be a chronic offender. He is overdue for 2016 and 2017. The death of Claire Knudsen in #24 has left her casa in a legal situation that makes it virtually impossible to collect. 2017 dues are not paid and I don't anticipate payment for the upcoming year either. Gaviota #30 is overdue by \$5500 pesos. We have a total of \$28,000 pesos in unpaid dues.

1.3.3 Accounts

There is \$28,649 in the Santander account. Savings is \$164,385.81. Petty cash is just under \$2500.

1.3.4 Proposed Budget

While we expect our CFE and water expenses to continue to increase, we hope to have less maintenance next year. If we are very strict in our spending we can keep the dues at \$7500.¹ Please remember that there is a late payment interest rate of 4% per month.

¹42% of the \$7500 annual dues goes towards supplying water for each member

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.

Item	2017 Actual Expenses Excluding December	Proposed 2018 Budget
Water	38,845	53,000
Maintenance	50,020	63,000
CFE	41,815	47,000
Administration	18,028	28,000
Legal	9800	6000
Bank Charges	4634	6000
IVA	1658	2000
Total	164,530	205,000
Bank reserves-required	10,000	10,000
Reserve Carryover	estimated	150,000
Reserve Severance	5000	5000

2018 Projected income All Houses ¹

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

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. Timothy Napier Whiting moved and Sylvia Sebastian 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 2018 budget was accepted.

1.4 President's Report

Tim thanked his team for their contributions. He asked for a moment of silence to commemorate the passing of Bill Friend, one of the original residents of the *fraccionamiento* and the first president of Asociación Colonos Lomas del Manglar, A.C..

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

1.4.1 Water Usage

Total usage last year was approximately equal to our annual allotment. We are allowed a 10% overage, so no further attempts to increase our allotment were made this year. Several small leaks were fixed, including one that cause a large pothole to form near casa #27. We have six years left on our CNA contract.

1.4.2 Completed Projects

We repaired/replaced about 30 meters of the culvert running above the *fraccionamiento* which was in total disrepair. There are still about 30 to 50 meters to repair, but they are in a less critical area.

The water tank has been cleaned and the pump is running well.

Casas #7 and #26 submitted plans to the *fraccionamiento* and to *Obras Públicas* for their home improvement projects, according to bylaws. Both were approved by the board of directors.

1.4.3 Upcoming Projects

There are currently no new projects scheduled for 2018.

1.5 Elections

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

The following slate of officers was proposed by Timothy Napier Whiting, seconded by Lorraine Selma Skoda, 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	Francisco Ico Del Rio
Member at Large	Chris D' Alleva

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

Will moved that the Asociación Colonos Lomas del Manglar, A.C. authorize some people to explore turning over administration of Lomas del Manglar to the city of Chapala. The motion failed to receive a second and has been tabled.

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. Timothy Napier Whiting moved and Sylvia Sebastian seconded that they be accepted. Carried unanimously.

Chris D' Alleva, Leticia Salcedo Avalos, Jorge Octavio Mijangos Borja and Maria de Lourdes Alejandro Sandoval Suaste, Linda Clark, Romeo Joseph Danni and Esther, Greg Deutsch, Amy Friend, Consuelo Espinoza Garcia, Jose S. Benavides Gomez, Oscar Castaneda Jimenez, Henry and Nadine Laxen, Agustine Rosas Lomeli, Lillian Lozano, Sydney Metrick and Thomas Banks, Rebeca Montes and Jesus Nunez Flores, Maria Elena Morales Muro, Ron Napier, Tom Orf, Ricardo Aldrete Reyes, Francisco Ico Del Rio, Alejandro Rizo, Armandina Juarez Rosales, Sylvia Sebastian, Lori and Ed Skoda, Petterri Starbird, Rod and Lisa Struss, Martha Elena Perez Toledo, Timothy Napier Whiting and Kate Schomp, Joe and Alice Yaranon, Audrey Zikmund, Luci Zuniga-Murray

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.