

Lomas del Manglar Homeowners
Agenda for the General assembly to be held at Villa Alta #6
(Nadine and Henry Laxen's house)
4 pm June 7, 2011

1. Secretary to register attending members, and collect proxies
2. Call to order
3. Determination of quorum (includes recess and recall to constitute a quorum if needed)
4. Acceptance and or modification of minutes already sent to all members
5. Treasurer's Report - Will include report on dues and special assessment income and status of the current budget.
6. Comisario's report if necessary
7. Presidents report: Will include various informational items as well as some things that just need to be placed in the minutes, but don't need to be voted on. Tim will address the well, the water tank repair and painting, and some future projects.
8. Old business
 - (a) Revised Bylaws completed in both English and Spanish copies to be distributed
 - (b) Should these documents be made available online?
 - (c) New status of morosos
 - (d) Yard waste
 - (e) Old Business from the floor
9. New Business
 - (a) Water restriction as policy. When, How, Options.
 - (b) Legal Judgements
 - (c) Should we design and enforce a *letter of acquiescence of Frac. membership* as a condition to water delivery service?
 - (d) Proposed New Projects - The following items assume that sufficient funding exists in our current account to accomplish them on November 1, 2011.
 - i. 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.

- ii. 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.
- iii. 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?

(e) New Business from the floor

10. Adjournment

(Upon request all of the above will be made available in Spanish)