

Minutes 1

Asociación Colonos Lomas del Manglar, A.C.

Those present Ron Napier, Wil Wellmer, Bill Bratton, Julia Boogaard, Ruth Kading, John Kading, Clair Knutson, Pat Lebeau, Dan Schrein, James O'Connor, Luci Zuniga-Murray, Ed Skoda, Sam Lebeau, D'Arc Kingham, Tim Whiting, Nadine Laxen, Romeo Danni, Lori Skoda, Glenn O'Conner

Date October 19, 2009 4pm – 6:25pm

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Newly Elected Officers

<i>President</i> Timothy Napier Whiting	4
<i>Vice President</i> William Wayne Bratton	4
<i>Treasurer</i> John Milton Kading	4
<i>Secretary</i> Henry Herman Laxen	4
<i>Commisario</i> William Harold Friend	4
<i>Members at large</i> Lorraine Selma Skoda	4

1.1 Quorum

A quorum was established and the meeting was brought to order at 4pm

1.2 Treasurer's Report

1.2.1 Current Account

1. The treasurer distributed a graph showing the 2009 budget. If you did not receive one and with to, please contact John or Ruth Kading.
2. Copies of the January - September 2009 Year-To-Date Income and Expense Summary Report were distributed
 - (a) As of September 30, 2009 we have a balance of 84,095MN
 - (b) 36,780MN is in current 09 operating budget
 - (c) 37,315MN designated and undesignated 08 carryover
 - (d) 10,000MN required bank reserves
 - (e) Projected spending for the remainder of 2009 is 43,155MN including:
 - i. 3700MN for gardener/general maintenance
 - ii. 15,000MN for IETU taxes
 - iii. 4800MN for protocolization of 2009 minutes
 - (f) There will be approximately 40,000MN carry over to the 2010 budget
3. 2008 accounts were finally filed with Hacienda Oct. 8, 2009
4. Silvina has started the process of filing the 2009 accounts. There is a new tax starting this year, IETU. It is based on our income less legal facturas, receipts, etc. and previously paid taxes. The amount for 2009 is approximately 17,200MN; possibly less as Silvina looks for ways to decrease it.
5. We are continuing to look into if we actually have to pay the tax, based on our non-profit status. Trying to get information from other associations on what they know and how they're handling this. May need to get advice from a lawyer. May have to revise constitution and/or by-laws.
6. Garbage Pickup - who is responsible for Christmas Tip - fracc. or individuals? 2008 fracc. paid 150MN.

1.2.2 2010 Proposed Budget

1. Increase of 41,950MN over 2009
 - (a) Maintenance 34,5000
 - (b) Water +60,000

- (c) Office + 1,000
- (d) Bank Reserves +15,000
- (e) Bank Charges +450

2. Approximately 40,000MN carry over will almost balance the budget but leave no reserves for any major problems.

1.3 Old Business

1. Up pipe from well was rerouted, cost 38,000p. A leak in front of casa 2 was repaired. A crack was repaired in the down pipe.
2. Will reported on a water test done by CARE, done before tank was cleaned and sample taken from his home. It stated coliform was elevated to 5 and water not safe to drink. The validity of the test was questioned because of where the sample was taken.
3. Dan reported on the honorary membership for Consuela. Though a done deed, it was tabled for procedural reasons. This honorary membership was established to satisfy CNA should they question Consuela buying water from the fracc.

1.4 New Business

1. The boards proposals for change in bylaws for proxy votes was tabled for further discussion in January because of procedural issues.
2. After lengthy discussion , there was no consensus as to how to proceed with hiring someone to care for common areas. Tim moved that we comply with Dan's suggestion for now. We will hire Lupe, the gardener for John and Ruth and pay him 150p per section. Everyone seemed in agreement with this temporary solution.
3. Proposed budget for 2010. See attached. Will proposed that we accept the proposed budget. Bill Bratton moved that we do not increase dues but do a special assessment should the need arise.....and to inform people of the possibility of this. Seconded by Ron Napier. Carried.
4. Interest rates for penalties will remain unchanged at 4%. The president has the authority to sign for the fraccionamiento.
5. The present board of directors will resign as of Dec. 31st, 2009. New board of directors elected as follows:

1.4.1 Decisions

Decision: *President* Timothy Napier Whiting

Nominated by Lori Skoda, 2nd by Ron Napier. Carried unanimously.

Decision: *Vice President* William Wayne Bratton

Nominated by Tim Whiting 2nd by Ron Napier. Carried unanimously.

Decision: *Treasurer* John Milton Kading

Nominated by Wil Wellmer, 2nd by Pat Lebeau. Carried unanimously.

Decision: *Secretary* Henry Herman Laxen

Nominated by Ruth Kading, 2nd by D'Arc Kingham. Carried unanimously.

Decision: *Commisario* William Harold Friend

Nominated by Lori Skoda, 2nd by Pat Lebeau. Carried unanimously.

Decision: *Members at large* Lorraine Selma Skoda

Nominated by Dan, 2nd by John Kading. Carried unanimously.

6. Agenda to go out by email 15 days prior to the next meeting. Board minutes also to go out to the membership.

1.5 Adjournment

Meeting adjourned at 6:25 pm.