

Minutes 1

Board of Directors Meeting

Those present Tim Whiting, Ruth Kading, Lori Skoda, Henry Laxen

Date March 27, 2012 4:06pm–5:13pm

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1.1 Old Business

1.1.1 Protocolized Minutes of the GA meeting

The minutes for the December 12, 2011 General Assembly meeting have been submitted for protocolization.

1.1.2 Water

There was a leak discovered and repaired next to #30 at a cost of \$1800 pesos. The #9 water overage issue is in the process of being resolved.

1.1.3 CNA concession

Our water permit is now in Mexico City and was submitted by Salvadore Alcantar. It is expected that in the future, water fees will be set at the state or federal level. Salvadore does not foresee any problems with us receiving our new permit.

1.2 Treasurer's report

1.2.1 CFE payments

Tim Whiting, after 4 trips to CFE headquarters, successfully wrestled a refund from CFE for the month of January, 2012, in the amount of approximately \$1400 pesos. We will continue to monitor our electric usage.

1.2.2 Banking

Ruth is adding Lori to the list of allowed signatures at Santander. We are still trying to add Lori, Henry, and Ruth to the account at Actinver.

1.2.3 Balance Sheet

At this point we are basically on budget, thanks to the reserve that was approved at the last GA meeting. There is no budget line item for tree trimming in this years budget, but enough reserve. It will be added to next year's proposed budget.

1.2.4 Accountant

Ruth is working very effectively with the new accounting firm and her new Quick-books Pro software.

1.3 New Business

1.3.1 Observations

Tim noticed surveying being done on San Vicente and inquired as to the purpose. He was told that the city was surveying to install a new sewer line for Riberas. It is possible in the future that Lomas del Manglar may be able to connect to this line.

Tim noticed that Telecable was installing new lines in our area. Residents are encouraged to inquire at the Telecable office if connections are now available for their houses.

1.4 Preparing for the Summer Rains

The pipe to the lower water runoff is collapsing, and need to be repaired. In order to prevent this from happening in the future, we need to build a small retaining wall at the entrance to the pipe. The cost of this repair will be \$19,000 pesos. With IVA, the total cost will be \$22,661 pesos. Ruth motioned and Lori seconded that we proceed with the drain repair. It was carried unanimously.

Decision: Proceed to repair the drain for \$19,000 pesos

1.5 Approvals

While discussing expenses, it was brought up that the guidelines for expenses and reimbursements should be updated. The board proposes that language be added saying that non-emergency expenses greater than \$25,000 pesos will require email approval by the Lomas del Manglar current members.

1.6 Security

The new Chula Vista security system was discussed, and the board decided trying to obtain a similar system for Lomas del Manglar would be cost prohibitive.

1.7 Yard Waste

This continues to be a problem, with no good solution in sight. The only common area in the Lomas del Manglar development is the hillside south of Via Alta and east of Calle Gaviota. The idea of placing a composting site there was discussed without resolution. Homeowner input on how to resolve this problem would be appreciated.

1.8 Water Pump maintenance

The question was ask how often will the new water pump need to be inspected and refurbished. We were told that every five years is a reasonable interval.

1.9 Summer GA Meeting

With so little happening in the Lomas del Manglar development, it was suggested that we skip the summer GA meeting and reconvene in December. The secretary will solicit approval for this move via email from the current members.

1.10 Adjournment

Meeting adjourned at 5:13 pm.