

Minutes 1

Board of Directors Meeting

Those present Will Wellmer, Tim Whiting, Bill Friend, Lori Skoda,
Henry Laxen, Romeo Danni, Silvia Sebastian

Date November 20, 2014 4:02pm–5:12pm

List of topics

1.1 President's Report	1
1.1.1 Negotiations with #26,27	1
1.1.2 New Pipes	2
1.1.3 Master Water Meter	2
1.1.4 Well Concession	2
1.2 Suggestions from Ed Skoda	2
1.3 Other business	2
1.4 Treasurer's report	3
1.5 Adjournment	3

Tim will continue working with Carlos and negotiate with the new owners on behalf of the association.	2
The next General Assembly meeting is scheduled for 4PM on Tuesday, December 9th at Villa Alta #6	3

1.1 President's Report

1.1.1 Negotiations with #26,27

Background: For many years, these properties have been vacant and unmaintained. Recently, workers have appeared and have rehabilitated them. They are now almost ready for occupation, and representatives of the owner have approached Tim to inquire about joining the homeowners association.

The board authorized Tim to engage the services of Carlos Del Toro¹ to negotiate on our behalf and create a binding agreement for the owners. As a result of these negotiations, the current status of the potential agreement is as follows:

1. Owners formally agree to be members of the association and abide by its rules.
2. The agreement will be notarized at the owners expense.
3. \$7500 for 1/2 of the dues for 2014 (both houses)
4. \$17000 for two water hookups
5. \$20000 to offset previous legal fees

Henry moved and Will seconded that the board authorize Tim to continue working with Carlos and negotiate with the new owners on behalf of the association. Approved unanimously.

Decision: Tim will continue working with Carlos and negotiate with the new owners on behalf of the association.

1.1.2 New Pipes

Tim has contracted with Jose Luis to complete the new piping for the last units at the top of the lower hill. This morning, in front of the Yaranon property, a leak was discovered. We will need to track down this lead and repair it.

1.1.3 Master Water Meter

The re-calibration of the master water meter is in progress

1.1.4 Well Concession

Tim has again contacted Sr. Alcantar² who has said that the concession has been approved and is now in "sindico." What sindico means no one knows.

¹Carlos Del Toro
cell: (331) 007-5782
Work: (376) 765-3878
Work: (376) 765-4725
net: carlos.asesorparlamentario@hotmail.com

²Salvador Alcantar
Carr. Chapala-Jocotepec No. 268-4 Plaza Las
Flores Ajijic
376-765-3636

1.2 Suggestions from Ed Skoda

There is a problem with overhanging trees at #10. Tim will speak to the gardener when he sees him.

The bougainvillea at the switchback needs to be trimmed.

The street signs need to be repainted. Lori will try to convince Audrey to do the work. Henry and Lori volunteered to supply the paint.

The pillars by the cattle guard need to be rebuilt.

Lori will get a quote for LED street lights.

These items were mentioned by Lori during the board meeting but will be discussed further during the General Assembly meeting.

1.3 Other business

Victor will clean the water tank on December 1st. Henry will inform the residents so that they can turn their intake valves off and on.

CNA water rates have increased by a factor of 7.5. That is 750%. We can absorb the increase in next years budget if we change the structure of the overage charges. Wil and Tim will work out the numbers to present at the next GA meeting.

We had a fairly extended discussion about possible replacement for Will as treasurer. he has provided yeoman service for many years, but feels he cannot continue. As no one appeared anxious to step forward , Lori Skoda said she would do it, but had new apple computer, which she is just learning and our accounting program needs microsoft windows. After the meeting Romeo Danni approached me and two other board members and after some discussion later with Tim, about what was involved, agreed to take the job on on a trial basis. I will suggest that we authorize some "training money" for our outside accountant Nalletly to start with the turnover process as soon as possible.

1.4 Treasurer's report

We are on track to finish the year with about \$33K pesos in our reserve budget. There does not need to be a dues increase this year.

Decision: The next General Assembly meeting is scheduled for 4PM on Tuesday, December 9th at Villa Alta #6

1.5 Adjournment

Meeting adjourned at 5:12.