

Minutes 1

Board of Directors

Meetings

Those present Christopher D' Alleva,, Lori Skoda, Sylvia Sebastian,
Timothy Napier Whiting, Sam Recinos, Sydney Metrick, Henry
Laxen

Date Oct 15, 2019 4:33pm–5:45pm

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1.1 Treasurers Report

1. We have a combined total of total of \$205,000 pesos in both accounts.
2. Sylvia calculated the fixed expenses between now and end of year to be \$20,000 pesos
3. We expect to receive approximately \$25,000 pesos from Ed, the heir of Gaviotas #24.
4. Sr. Aldrete has pledged to pay \$3000 pesos per month towards his overdue water bill. This comes to \$9000 pesos.

5. We expect to have about \$200,000 going into 2020.

1.2 President's Comments

1. Tim asked Sam about the status of Casa #24. Sam said that Ed is aware that he is the heir and intends to pay all of the back dues and taxes.
2. Sam has arranged with Ed that Carlos Castro, a local tennis teacher, will live in the house rent free in exchange for general cleanup and maintenance.
3. Next there was a discussion about the status of the Rosas (Casas #35 and #37) development. Several rumors were mentioned, namely that the building was being converted into apartments and that the building would be the future home of a care facility. Henry was told by the builder that there would be no change in the footprint, which is the main concern of the Lomas del Manglarboard.

1.3 Presidents Report

1. The electrical system to the well has been upgraded.
2. The leaks reported in the last meeting have been repaired by Jose.

1.4 New Business

1. Tim heard from Ed Skoda that it is again time to repaint the curbs. In addition he would like to paint the CFE poles this year.
2. Tim received an estimate to extend the stone wall above Villa Alta. The cost would be \$10,000 pesos per meter, a price he considers to be too expensive.
3. A discussion about the upcoming elections was next. Sydney volunteered to act as Secretary next year.
4. Tim suggested that Sam Recinos will run for vice-president next year but take over most of the day to day duties supervised (lightly) by Tim, who will remain as president.
5. Tim will get quotes for the manager position, should the GA members decide to go in that direction.
6. Tim moved, and Henry seconded that Sam be appointed acting vice-president. Carried unanimously.
Decision: Sam Recinos was appointed as acting vice-president.
7. Sydney suggested that we try to make the GA meeting more of a party. This has been tried before to no avail, but we will try to do so again.

8. Tim moved to allocate \$10,000 pesos to repair the broken fence above Villa Alta. Sydney seconded. Approved unanimously.
Decision: Allocate \$10,000 pesos to rebuild the fence that was destroyed by a rockfall.
9. Sydney suggested that we repair the steps leading to the well. Chris stated that the steps need cleaning (or brush and debris) more than actual repair. Tim suggested we add a handrail on the right hand side. After some discussion about who owns the land adjacent to the stairs, nothing was decided.
10. Sylvia contacted the Yaranon family that their water usage was very high and that they likely had a leak.
11. A discussion regarding the water meters followed. Sydney and Sylvia said that the meters belonging to casas #1, #2, and #26 needed attention. Henry suggested we allocate \$25,000 pesos to address all of the *fraccionamiento* water meter concerns. After some discussion, nothing was decided.
12. Tim told the board that Rizo's (Gaviotas #30) tenant offered to pay the overdue dues. There is currently an eviction in progress on that casa, and we discussed whether or not to accept the money. Not wanting to adversely affect the ongoing civil court case, Henry moved and Sylvia seconded that we not accept this money from the tenant. Passed unanimously.
Decision: Do not accept the tenants offer to pay delinquent dues.
13. A long discussion about extending the wall above Villa Alta followed. Tim stated his belief that an expenditure of this magnitude that only benefits two houses is not justified. He said that if we wanted to pursue this, it should be discussed and voted on at the GA meeting in December.
14. Some brought up the sorry state of the sidewalks, and the ugly appearance of the unkempt area adjacent to the entrance of the *fraccionamiento*. The problem here is that both the sidewalks and the entrance area are private property. Sylvia said that we can't clean up one lot without cleaning up the lots that belong to everyone else. After considerable discussion, we decided to do nothing.

1.5 Adjournment

Meeting adjourned at 5:45.