

Lomas del Manglar Homeowners
Agenda for the General assembly to be held at Villa Alta #6
(Nadine and Henry Laxen's house)
4 pm Tuesday, Dec 3, 2013

1. Secretary to register attending members, and collect proxies
2. Call to order
3. Determination of quorum (includes 10 minute recess and recall to constitute a quorum if needed)
4. Acceptance and or modification of previous board minutes already sent to all members
5. Treasurer's Report - Will include transactions through November.
 - (a) Status of some questionable owners and likelihood of paying?
 - (b) Proposed budget and dues, including all the other standard stuff that has to be recorded into the minutes such as interest/penalty rates, water rates, construction deposit and water hook-up rates
6. Comisario's report if necessary
7. Presidents report:
 - (a) Thank yous
 - (b) Completion of Refurbishing water lines ,moving meters [when necessary] outside of gates and garages to facilitate water readings, and installing *moroso* valves to remaining properties in the fracc. without them. (casas 1,4,5,6,24,28)
 - (c) Removal of dead tree overhanging wires by tennis court and other trees trimmed in March
 - (d) Progress on increasing our allotment of water from the Federal government. Progress on curb and light pole painting.
 - (e) Progress on tank washing, water testing, repair of electrical line to flotador (prevents overflow of tank), and repair of cable pillar going up to VA.
 - (f) Trash pick up
 - (g) Water meters .. individual readings have been helpful when compared to past in finding some unsuspected leaks....Well readings still higher than total of individual readings , but this is consistent with previous information from well professional that meter for well is installed wrong and would be a MAJOR project to change configuration at well head to correct it. HIS suggestion to use individual meters as gold standard.

- (h) Road repairs , blow out from sharp rock #30 tenant
- 8. Old business
 - (a) Old Business from the floor
- 9. New Business
 - (a) Vote on budget dues, interest rates, water rate.
 - (b) Vote to record in minutes for later protocolization.
 - (c) Report from the ad hoc committee review of building regs in light of possible new construction. Comments please.
 - (d) Plan, if money is available, to complete new piping to last 5 houses on Gaviotas, casas 30, 31, 32, 40-41, and 46 next fall.
 - (e) Resignation of the current board and new elections.
 - (f) Question, should we do 35-37 (Rosas) as well?
 - (g) Collect and maintain photos, credenciales, licence plates and contact info.
 - (h) New Business from the floor
- 10. Awarding of the door prize: Nadine has kindly offered to provide a door prize consisting of a piece of custom made pendant worth approximately 6000 pesos. You can see it at <http://www.nadineloveshenry.com/jewels/euterpe.html>



- 11. Adjournment (Upon request all of the above will be made available in Spanish)