

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 9, 2014

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) Status of negotiations with 26 and 27
 - (c) Progress on increasing our allotment of water from the Federal government.
 - (d) Washing out the interior of the water tank.
 - (e) Trash pick up
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) Resignation of the current board and new elections.
 - (d) Collect and maintain photos, credenciales, licence plates and contact info.
 - (e) New Business from the floor

- i. There is a problem with overhanging trees at #10. Tim will speak to the gardener when he sees him.
 - ii. The bougainvillea at the switchback needs to be trimmed.
 - iii. 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.
 - iv. The pillars by the cattle guard need to be rebuilt.
 - v. Lori will get a quote for LED street lights.
10. Adjournment (Upon request all of the above will be made available in Spanish)