

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 8, 2016

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) Will include various informational items as well as some things that just need to be placed in the minutes, but don't need to be voted on. Tim will address the well, the water tank repair and painting, and some future projects.
 - (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 wall repairs and construction
 - (c) Notice of further wall extension
 - (d) Current water usage vs our concesion
8. Old Business from the floor
9. New Business
 - (a) proposal of new annual budget, dues, water rates and penalties for failure to pay in timely manner (all would stay the same), but all need be recorded in excruciating detail. Vote on this proposal, and to record all of it in minutes to be later protocolized.
 - (b) Resignation of old board and election of new board
 - (c) **Discussion but no vote** (by bylaws) on any other business that is brought up from the floor.
 - (d) Adjournment (Upon request all of the above will be made available in Spanish)