

Minutes 1

Board of Directors Meeting

Those present Tim Whiting, Lori Skoda, Romeo Danni, Bill Friend,
Ruth Kading, Henry Laxen

Date May 17, 2011 4:10pm–5:20pm

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1.1 Old Business

1.1.1 Minutes of previous meeting were approved

1.1.2 Treasurer’s report

We spent 14K pesos out of and 80K budget so far. Maintenance costs are within the projections. We have 22K in reserve. The accountant has raised his fees 173 pesos per month. Still having problems with banking. Bill suggested we explore Multiva.

1.1.3 Water

Work on the water tank has been completed, and the canal has been repaired and redirected. More investigation regarding the Jacobo valve issue. Brenned from Chula Vista advised to just replace the valve and ignore the threats.

1.1.4 New HOA documents

Tim has had the new HOA documents translated into Spanish. In the process he found two typos that need to be corrected in the English version. Henry volunteered to duplicate and distribute the new HOA documents to each of the houses in the frac.

1.1.5 GA Meeting

The general assembly will be held on June 7, 2011 at 4pm at Villa Alta #6. We need some draft language about uniform timing with regards to shutting of the water delivery. Proposed timing is 30 days after the amount is due, which is always 30 days from the bill being sent.

1.1.6 Water again

Bill Friend said that we can do a 100% shutoff if we so desire because we own the actual well. The board approved \$1000 pesos to investigate this issue with Brennen.

1.1.7 Fall projects

The fica trees that are growing into the phone lines need to be trimmed. Also the large trees in front of Casas 26 and 27 should be cut down. Will call Roberto to proceed with the work.

1.1.8 Frac Improvements

Tim proposed three projects to improve the frac.

1. Paint the rest of the curbs white.
2. Replace the water pipes in the street
3. Repair the crack in the wall leading to Villa Alta

1.1.9 Water Tank

During the repair and repainting of the water tank, concern was expressed about the possibility of having a major leak in the tank. We talked to a plumber about a temporary tank while the main tank is being repaired. He says there are 2 or 3 minor leaks at this time, but they are not significant.

1.2 Adjournment

Meeting adjourned at 5:20 pm.