

Minutes 1

Board of Directors Meetings

Those present Will Wellmer, Tim Whiting, Lori Skoda, Henry Laxen,
Silvia Sebastian

Date March 3, 2015 4:12pm–5:12pm

These are the combined minutes of the Feb 3rd and March 3rd meetings.

1.1 President's Report

Sr. Alcantar has received new demands for paperwork to secure the water concession. CNA is now requesting a plan of our water. Most of the dues have been collected, but there are a few holdouts. Henry will prepare a "reminder letter" to be physically distributed to the remaining homeowners. Tim will provide a distribution list for Henry. system. Tim will evaluate whether or not we should proceed with the new concession, or cut our losses and stay with the current concession.

Ed Skoda (not present) requested that the board address the problem of the protective wall in front of 1-4 Villa Alta. The wall was constructed many years ago to prevent erosion and trap falling rocks. Ed, Tim, and Henry will meet with Enrique Friday morning (March 6th) to discuss the issue. Additionally, we will discuss the status of the runoff ditch that runs above Lomas del Manglar and diverts the water coming down the mountain in the rainy season.

Tim has replaced two street light bulbs with LED bulbs and reports that they produce adequate light. All street light bulbs will be replaced with LEDs as needed. Lori will buy some bulbs at Costco and replace burnt out bulbs along Villa Alta.

Tim and Lori will visit CFE to discuss removal of the cables that were put on #9 without permission to reinforce the poles.

At this point we have not received the concession from the city of Chapala nor a factura from Carlos del Toro.

Tim will talk to Roberto about redoing the pillars near the cattle crossing that are falling apart.

Yard waste is still an issue. Residents are not bagging their waste and putting it out for the collection. We will look for someone with a truck to take the yard waste to Chapala for disposal.

1.2 Treasurer's Report

Henry has sent out a "reminder letter" to casas 8, 26, and 27 to let the owners know that their annual dues are expected soon.

We have received a notarized contract from the owners of 27 and 27 stating that they wish to become members in good standing of the Fracciamento. Henry will scan the document and put it online.

Will has paid the taxes for 2014 in full.

Will asked that we consider hiring a manager 1 - 2 days a week for half a day each to take some of the workload off himself. All board members will ask around to see if we can find a responsible person who needs extra work.

1.3 Membership

The following list are the names and address of the members of the the Asociación Colonos Lomas del Manglar, A.C.:

Leticia Salcedo Avalos — Del Arco #4, Ray Bechtel — Calle Gaviota #7, Julia Boogaard — Gaviotas #3, William Wayne Bratton — Villa Alta #3, Linda Clark — Gaviotas #6, Romeo Joseph Danni & Esther — Gaviotas #32, Greg Deutsch — Gaviotas #46, Jeff Deutsch — Gaviotas #46, William Harold Friend & Amy — Gaviotas #28, Consuelo Espinoza Garcia — San Vincente #50, Armida Toledo Gonzalez — Gaviotas #26, Oscar Castaneda Jimenez — Calle Gaviota #9, Sandy Kingham — Gaviotas #1, Claire Knutson — Gaviotas #24, Nadine and Henry Laxen — Villa Alta #6, Agustine Rosas Lomeli — Gaviotas #35, #37, John Mather & Sherry — Villa Alta #4, Patricia Millsap — Villa Alta #4, Maria Elena Morales Muro — Gaviotas #8, Ron Napier & Winnifred — Villa Alta #1, Ricardo Aldrete Reyes — Gaviotas #40/41, Flo Rhodes & Jim — Calle Gaviota #10, Alejandro Rizo — Calle Gaviota #30, Kate Schomp & Tim Whiting — Gaviotas #29, Silvia Sebastian — Villa Alta #2, Ed Skoda & Lori — Villa Alta #5, Petterri Starbird — Calle Gaviota #4, Martha Elena Perez Toledo — Gaviotas #27, Hans Wil Wellmer & Alice — Gaviotas #5, Hal White — Calle Gaviota #7, Timothy Napier Whiting & Kate Schomp — Gaviotas #29, Joe Yaranon & Alice — Gaviotas #31, Audrey Zikmund — Gaviotas #4, Luci Zuniga-Murray — Gaviotas #25,

1.4 Other Business

Silvia Sebastian was nominated as member of large. She accepted and was approved unanimously.

1.5 Adjournment

Meeting adjourned at 5:12.