

Minutes 1

Board of Directors Meetings

Those present Christopher John D' Alleva, Francisco Ico Del Rio,
Tim Whiting, Lori Skoda, Sylvia Sebastian, Henry Laxen
Date Apr 20, 2018 3:04pm-4:33pm

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1.1 Review of History

1. First developed without Villa Alta.
2. 20% was to be devoted to open area.
3. dispute between Lomas del Manglar and Villa Alta was resolved by Villa Alta agreeing to become part of Lomas del Manglar.
4. Chris suggested getting an online version of the Lomas del Manglar master plan map. Might be difficult because of its size.
5. We have official permission from the ayuntamiento to govern ourselves.
6. Our dues include water, so we must include all amounts in the General Assembly minutes.

1.2 Presidents Report

1. Consuela notified Tim that there are people using our water on the land behind her house. Tim researched the property lines and discovered that the land in question is federal. Chris suggested that a fence be built to separate the federal land from our well. Tim said we should enclose it with a door so that Consuela's water meter can still be read easily.
2. Sylvia moved and Henry seconded that we allocate up to \$6500 pesos to construct a five meter long, two meter high fence with a padlocked gate around the well area. Additionally some of those funds will be used for a general cleanup of the area. Passed unanimously.
Decision: Allocate up to \$6500 to build fence around well and cleanup.
3. Increased the trash contract by 10% and extended it for three years. We are very happy with their service.

1.3 Treasurers Report

1. Oscar Castaneda Jimenez (#9) has not paid his dues and is ignoring repeated efforts to contact him.
2. Noncollectable dues: Knutson owes for 2017 and 2018. Luci Zuniga-Murray (#25) has not paid and is for sale. Her real estate agent knows the status. Ricardo Aldrete Reyes (#40 and #41) has not fully paid. He is on a payment plan, but has not been keeping up his end of the agreement.
3. We have \$165,000 in the checking account and \$157,000 in the savings account.
4. We are having problems accessing our accounts with Santander and once access is restored will transfer some money from checking to savings.
5. Checks require two signatures.
6. For the first three months less than 16% of the budget has been spent.

1.4 New Business

1. Chris talked to CFE about the leaning pole. He was told that CFE does not own that pole. Tim asked how much it would cost to buy a pole. Francisco will talk to the architect.
2. The water pump went out a couple of times. The connections in the pump house were corroded.
3. The camera was decided to be too expensive.

4. Tim will get a price to replace the fence on the back road, near number #46.
5. Francisco offered a Jacaranda tree for Bill's memorial. Lorenzo (Francisco's gardener,) will do the planting. Lori will confirm with Amy that this is what she wants.
6. After some complaints about the bump on the bridge, the board decided to leave the bridge the way it is, and let it act as a tope to slow down incoming cars.
7. Tim will talk to Guillermo about repainting the curbs in Lomas del Manglar minus Villa Alta. We will allocate up to \$5000 pesos to complete the project.

Decision: A llocate up to \$5000 pesos to repaint the curbs

8. No objection to Villa Alta installing its own conduit to prepare for Ilox fiber optic installation.
9. Tim does not know how to approach under-grounding our utilities. Henry will explore the possibilities.
10. Henry will establish a database on street light longevity if he is provided with the data.
11. The only area owned by the Frac is the triangle across from #7.
12. Chris mentioned that people are walking across the lot next door to him. It is a privately owned lot, and even though they may be trespassing, it would be up to the lot owner to pursue any remedies.
13. It is unclear from the plans whether or not the sidewalks are owned by the lot owner or the city/Frac.

1.5 Adjournment

Meeting adjourned at 4:33.