

Minutes 1

Board of Directors Meeting

Those present William Bratton, William Friend, John and Ruth Kad-
ing, Henry Laxen, Lori Skoda, Tim Whiting

Date April 2, 2010 4:10pm – 5:25pm

List of topics

1.1 Old Business	1
1.1.1 Accounting	1
1.2 New Business	2
1.2.1 Tree Trimming	2
1.2.2 Construction on the Romeo property	2
1.2.3 Construction on Tims property	2
1.2.4 Construction on Henry's property	2
1.2.5 Thrust of the bylaws	3
1.3 General Assembly	3
1.4 Adjournment	3

Continue to get our accounting house in order with Rodolfo Rivera	2
Proceed to trim the trees that are potential hazards for our electrical lines.	2

1.1 Old Business

1.1.1 Accounting

Communicating with Silvina Martinez continues to be difficult. Also some of the procedures with Hacienda have changed. In the past an accounting summary was transmitted on paper every 12 months. Now Hacienda is expecting an accounting summary monthly, to be filed electronically.

Additionally an annual synopsis of these twelve monthly reports should be filed electronically during the month of March. We have not been able to get Silvina to

file this or to provide our new accountant with electronic backup to enable him to do so and our March 31 deadline has passed. Tim will go to hacienda Monday to complete changeover process from Dan as Pres. Tim emailed Rudolfo asking if it was possible to request extension at same time, and if so how. He is awaiting a response, but will be leaving at 9:45am mon to make his appointment at Hacienda. The main issue with our accounting is that in order to deduct our expenses, we must demand facturas from our vendors. In the past this has been done only sporadically.

Decision: Continue to get our accounting house in order with Rodolfo Rivera

1.2 New Business

1.2.1 Tree Trimming

There are several trees on the Lomas del Manglar property that are dead or dying, and are hazards for the electrical lines. We received a quote for \$6500 pesos from Roberto to cut down the affected trees, leaving the wood in place, in conjunction with CFE. The Chapala department of Ecology needs to issue a permit which requires a letter from Lomas del Manglar. Tim will write this and give it to Roberto. Henry moved and Lori seconded that we proceed with the tree trimming. All voted in favor except Bill Bratton, who abstained.

Decision: Proceed to trim the trees that are potential hazards for our electrical lines.

1.2.2 Construction on the Romeo property

Tim spoke to Romeo's engineer about the construction on his property. The house is slipping and it's front wall is being buttressed. He is also increasing the height and strength of the wall on the street as well as backfilling there (similar to work done and recently permitted at the Friends.) Engineering plans were circulated, the project was discussed, and a permit to continue work was issued. Tim will get another set of plans and take them to Chapala with our permit and remind the current Government that these permits are actually required prior to any permit they might issue.

1.2.3 Construction on Tims property

It was mentioned that the construction that took place on Tims property was also a repair to an existing failing structure and as such did not require permit.

1.2.4 Construction on Henry's property

While the construction of an additional closet was initially approved back in October 2009, the expansion of an existing storage unit and a new Jacuzzi was not formally

submitted. Henry promised to submit plans for the additional construction as soon as possible.

1.2.5 Thrust of the bylaws

The board felt it was important that all Lomas del Manglar homeowners be aware of the bylaws regarding the construction and use of the dwellings in the fraccionamiento. Henry and Tim will create such a letter and distribute it to the homeowners for their records. In addition, because of the change of administration in Chapala, the city planning board will be reminded that they are not to issue a construction permit for the Lomas del Manglar fraccionamiento unless one has already been issued by the fraccionamiento.

1.3 General Assembly

At the January general meeting, the consensus was to have fewer and less formal General Assembly meetings in the future. In the spirit of that decision, the next general meeting will be during the first week of June. At that time a formal proposal to change general assemblies to one annual general assembly in December, and one interim meeting GA in June, will be introduced.

1.4 Adjournment

Meeting adjourned at 5:25 pm.