

7th ANNUAL GENERAL ASSEMBLY
ASOCIACION DE AVECINDADOS EN TECOMATLAN, A.C.

Location: Chapala Golf & Country Club, Municipio de Chapala
Date: 10:00 am, 26 January 2006

Members Present	Hossie, Marian	Loop, Ruth Ann	Proud, Britt
Adams, Kenneth	Hossie, Ross	Mathers, Michael	Proud, Stanley
Adams, Lynda	Hunter, John	McCamis, Earl	Reno, Melvin
Bedell, Richard	Jensen, Betty	McCamis, Jeanette	Doug Reno, Ruth
Connell, Teri	Jones, Ronald	Mills, Anje	Rohac, Bonnie
Downes, Bernard	Kralik, Daniel	Mills, Thomas	Starlight
Dwyer, Donald	Lacelle, Sandra	Neely, Ernest	Investment
Dwyer, Linda	Leader, Barney	Neely, Patricia	Vine, Kathryn
Gallier, Kathleen	Leader, Dolores	Ness, Helen	
Gallier, William T.	Loop, Russell	Nguyen, Quy	
Handy, Elizabeth			

Members Represented by Proxy:

Bedell, Brad	Hawkins, Efigenia	Miller, Ray	Pellegrini, Lindy
Brooks, Peggy	Kemp, Helen	Morrison, Marjorie	Thomson, Lynda
Brooks, Rodney	Kemp, John	Morrison, Rodney	Wilson, Lorie
Maria, Graciano	Miller, Cheryl	Pellegrine, Larry	

Legal Counsel Present:

Lic. Fine Alva Reyes, Lic. Tomas Garcia Salazar

CALL TO ORDER

Jeanette McCamis called the meeting to order at 10:00 a.m. after which she called a brief recess. The meeting reconvened at 10:20 am.

APPOINTMENT OF THE PRESIDENT, SECRETARY OF THE ASSEMBLY,
PROXY SCRUTINEERS AND VOTE TABULATORS

Jeanette appointed herself as President of the Assembly, Mary Krpan Stone as Secretary of the Assembly, Dan Kralik and Dolores Leader as Proxy Scrutineers and Barney Leader and Britt Proud as Vote Tabulators.

READING OF THE MINUTES

Mary Krpan Stone read the minutes of the Extraordinary General Assembly of 22 April 2005. Jeanette McCamis moved that the minutes be amended to include the following subdivisions Las Lajas II, Las Lajas III, Las Lajas Norte, Rincon de Las Vacas and La Calma I under the Modifications to the Constitutions, FOURTH CLAUSE, and that

remainder of the minutes be accepted as read. Bonnie Rohac seconded the motion. The motion was approved unanimously.

Richard Bedell moved that the changes to the constitution that were approved at the Extraordinary General Assembly of 22 April 2005 be incorporated into the By-Laws of the A.C. Kathryn Vine seconded the motion. By a show of hands the Assembly accepted the motion unanimously.

Mary Krpan Stone then read the minutes of the Ordinary General Assembly of 22 April 2005. Barney Leader moved that they be accepted as read. Richard Bedell seconded the motion. The motion was approved unanimously.

QUESTIONS FOR LEGAL COUNSEL

Jenaette McCamis introduced Lic. Frine Alva Reyes and Lic. Tomas Garcia Salazar to the assembly. Members then asked questions of Legal Counsel about the well concessions, land exclusion and about the civil and criminal lawsuits filed against the association and against members of the current Board. The attorneys explained the technical aspects of the cases and why the board had to respond to the suits.

At the end of the question and answer period Bernard Downes moved that Members of the Association resolve to support the actions taken by the Board and that they continue to support them in the direction in which they are moving. Lynda Dwyer seconded the motion. It was passed unanimously.

WATER COMMISSIONER'S REPORT

Earl McCamis presented the Water Commissioner's Report. Barney Leader moved that it be accepted as presented. Richard Bedell seconded the motion. The vote granted unanimous approval.

COMISARIOS REPORT

Jeanette McCamis read the Comisario's Report. Barney Leader moved that the Comisario's Report be accepted as read. Kathryn Vine seconded the motion. The motion was approved unanimously.

TREASURER'S REPORT

John Stone presented the 2005 Financial Report. Dolores Leader moved that the Report be accepted as presented. Britt Proud seconded the motion. The motion was approved, unanimously.

John Stone then presented a proposed budget for 2006. Fred Swartz moved that the proposed budget be accepted as presented. Richard Bedell seconded the motion. The motion was approved unanimously.

John Stone then discussed the worksheets that he had prepared for the assembly to assist it in establishing per-cubic-meter water rates for eastern and western sections of the water district. Discussion followed.

Bernard Downes moved that the Asociacion de Vecindados en Tecomatlan, A.C.:

1. Put money from the future sale of water rights into the Capital Fund.
2. Combine the eastern and western sections of the water district to calculate a single water rate.
3. Include a 10% depreciation based on fixed assets in both areas.
4. Include in the water rate water-related administrative costs.

Fred Swartz seconded Mr. Downes' motion. The motion was passed by a majority vote.

Fred Swartz moved that the two Board members who paid for the pump be reimbursed. Dan Kralik seconded the motion. The motion was approved unanimously.

Kathryn Vine moved that the new Board of Directors be empowered to establish a new water rate not exceeding 20 pesos per cubic meter. Barney Leader seconded the motion, and it was approved unanimously.

PRESIDENT'S REPORT

Jeanette McCamis presented her report. She moved that the report be accepted as presented. Dolores seconded the motion. The motion was approved unanimously.

ADMISSION, EXPULSION AND DELETION OF MEMBERS

Jeanette McCamis introduced new members that were present.

She then moved:

- . That the following persons be admitted as members of the Association: Brian Jensen, Betty Jensen, Marcus Jensen, William Tom Gallier, Kathleen Gallier, Ross Hossie,
- . Marion Hossie, Tom Mills, Anje Mills, Ron Jones, Helen Ness, Peggy Bonnet, Rodney Brooks, Peggy Ann Brooks, Werner Behmke and Erica Behmke.
- . That Richard Bray, Reta Bray, Mary Krpan Stone and John Stone be deleted as active members of the association.

That John Stone and Mary Krpan Stone be accepted as honorary members.

Richard Bedell seconded the motion. The motion was approved unanimously. John and Mary Stone accepted honorary membership.

Jeanette McCamis then moved that Judy Wells be re-instated as a member of the Association. Mary Krpan Stone seconded the motion. The motion was accepted unanimously.

REPORT OF THE NOMINATING COMMITTEE

Dan Kralik named the persons who agreed to serve on the Board. They are:

President: Stan Proud

Vice-President: Barney Leader

Secretary: Betty Jensen

Treasure: Dolores Leader

ELECTION OF OFFICERS

Jeanette McCamis called for nominations from the floor. Russ Loop nominated Kathryn Vine for Director-at-Large. Kathryn accepted the nomination and agreed to serve in the position. Richard Bedell seconded and moved that all nominees be elected by acclamation. Seconded by Don Dwyer. Motion passed unanimously.

AMENDMENTS TO THE BUDGET

Dolores Leader moved that: If money from the sale of water rights does not come in within 30 days there will be a \$500-peso per lot capital assessment for the water district. Richard Bedell seconded the motion. During discussion Fred Swartz moved that the original motion be amended to allow 60 days. Richard Bedell seconded the motion. The amended motion was accepted by the Assembly by all but one vote.

DESIGNATION OF POWERS. AND REVOCATION OF POWERS FOR OUTGOING OFFICERS

Jeanette McCamis moved that all powers of the previous Board members be transferred to their corresponding replacements at the end of this assembly. Dolores seconded the motion. The motion was accepted unanimously.

DESIGNATION OF COMISARIO

Jeanette McCamis moved that the New Board fill the position of Comisario when possible. Kathryn Vine seconded the motion. The motion was accepted unanimously.

DESIGNATION OF SOMEONE TO APPROACH NOTARY

John Stone moved that the Secretary of the Assembly (Mary Krpan Stone) approach a Notary to create an acta from the minutes of this and enter it into the Registro Público. Jeanette McCamis seconded the motion. The motion was accepted unanimously.

Jeanette McCamis adjourned the meeting at 3:30 P.M.

Jeanette McCamis,
President of the Assembly

Mary K. Krapan (Stone)
Secretary of the Assembly

Daniel Kralik,
Proxy Scrutineer

Dolores Leader
Proxy Scrutineer