

ASOCIACION DE AVECINDADOS EN TECOMATLAN, A.C.

MARCH 11, 2014

BOARD MEETING

Meeting was held in the home of Mike Jones, commenced at 9:05 a.m.

Present: President Barney Leader

Treasurer Mike Jones

Water Commissioner Bob Esseltine

Acting Secretary Dolores Leader

Acting Comissario Tom Mills

Invited by request Ray Miller

Meeting opened by President with request for Ray Miller to fill the position of Vice President for the year 2014. Ray agreed to serve. Motion to accept by Mike Jones, seconded by Bob Esseltine. Passed unanimously.

Tom Mills asked about the motions passed at AGM as they didn't seem to be in order presented in AGM package. Barney explained that he'd pointed out to Ernie Gerenda before the meeting that he couldn't make the motions as President of the Meeting. Motions had to come from the floor. He asked specifically about the motion regarding protection for those acting on behalf of the A.C. That motion had been pointed out to Ernie as redundant as it is already covered in our by-laws. There is no insurance for this type of coverage in Mexico.

Treasurer Mike Jones passed out information regarding water usage during January and February, showing usage by person(s), from both La Calma Well and La Huerta Well as follows:

	<u>USAGE</u>	<u>WELL READING</u>	<u>LOSS</u>	<u>ELECTRIC</u>
La Huerta	2,204	2,491	287	\$6,822
La Calma	879	1,903	356	\$2,489

He had also received a letter from Joan Gutierrez restating her position regarding water delivery costs. This was discussed at some length but action tabled for the present. We must have spigot in place so that water can be pumped personally into bucket.

Bob Esseltine asked what the situation was regarding the Septic Tank in La Huerta that had been pumped out. Barney explained what had happened and why. As this has nothing to do with the A.C. no action was nor will be taken by the A.C.

Mike also reported that he has received notification from several persons with outstanding accounts either paying accounts and/or asking for an account of what they owe so that payment can be made. Expenses to date in 2014 total \$41,852.

Water Commissioner Bob Esseltine presented a very complete and informative report covering the status of the water system. It was broken down by work in progress, maintenance "to do" list, new work and project updates. Each item was discussed as to costs, need, time lines, etc. All items on the "to do" list were agreed to be necessary. The La Calma project was discussed at some length. Bob presented an updated estimate which is for \$110,000 . This does not involve using steel pipes. Discussion regarding the pipes resulted in a change of some of the piping from 2" to 3" in some areas and in having double piping in areas which may be subject to extra need as building expands.

Ray Miller moved that La Calma water system update be approved up to a maximum of \$150,000, starting as soon as possible. Seconded by Mike Jones. Passed unanimously.

Ray then brought up a number of items to be considered in the coming year, most of which relate to making our organization more businesslike, i.e., procedures should be documented and clear for incoming boards; services being provided to members should bear at least a minimum cost as carrying out these "special" services costs either the A.C. or the person providing the service gas, time, etc. A fee of 50 pesos per service was suggested; circulate agenda and reports in advance of meeting so everyone can be prepared ; minutes of board meetings to be put on website only after approved at meeting, i.e. March minutes approved at April meeting then released for publication. He also suggested considering changing year end to November rather than December in order to budget better and have funds to cover new year expenses. It was suggested that moving the AGM to late January or early February would be a possible solution.

A question as to whether Doug's name should stay on the board list was raised. The answer is NO as Doug is willing to help when necessary but really doesn't want to be involved any longer with the nitty gritty.

All business being complete, date set for next month and rest of year, second Tuesday of the month, 9 a.m. , Mike's place.

Respectfully submitted,

Dolores Leader for Peggy Brooks