

Asociacion de Avencindos en Tecomatlan, A.C.

April 8, 2014

Board Meeting

Location: The home of Mike Jones, Tlachichilco, Jalisco

Present: President Barney Leader

Vice President Ray Miller

Secretary Peggy Brooks

Treasurer Mike Jones

Water Commissioner Bob Esseltine

Comisario Rodney Brooks

The meeting was called to order at 9:30 AM by President Barney Leader.

Minutes

The first order of business was to approve the minutes of the March 11, 2014, meeting. Ray Miller moved and Mike Jones seconded a motion to approve the minutes. The motion passed unanimously. The minutes of the March 4, 2014, AGM meeting were discussed. Ray Miller suggested that the minutes begin with a list of the convening board members since they were not mentioned. Peggy noted that we needed to add the vote counters who were Bob Esseltine and Joaquin Hawkins and Mike Jones who verified the members present, the proxies, and the quorum. It was decided to remove Joaquin Hawkins as a guest since he was listed as a board member and to add Byron Kirkham as a guest. Ray Miller made a motion to approve the minutes as corrected. Mike Jones seconded the motion. It passed unanimously. Now that we have approved AGM minutes, Mike Jones will have the corrected minutes translated and delivered to Chapala Notary #1 for protocolization and delivery to the proper authorities.

Treasurer's Report

Mike Jones presented the La Huerta and La Calma well reports as they pertained to the financial report. The projected income (100% collection) for the first quarter of 2014 was based on a rate schedule of 8-13-18 for the three tiers. Using that schedule and the well usages, the income would be:

La Calma	\$15,683.00 pesos
La Huerta	43,557.00 pesos
Total	\$59,240.00 pesos

Expenses for the first quarter of 2014:

CFE	\$14,414.00 pesos
La Huerta-Loops valve & meters	6,892.00 pesos
Lab Tests for microbes	10,740.00 pesos*
Chlorination Equipment	3,668.00 pesos
Repair & Maintenance	2,515.00 pesos
Total	\$38,229.00 pesos

*This was a onetime charge for extensive testing. The normal follow up tests should be \$1000 pesos.

Project #3: New La Calma 3" Line from the Water Tank

Budget	\$161,800.00 pesos
Expenditures to date	42,648.00 pesos
Remaining Funds	\$119,152.00 pesos

Administration Finances

Projected Income: 104 lots x \$770 pesos \$80,080.00 pesos

1st Quarter 2014 Expenses:

Concession	\$12,444.00 pesos
AGM	5,400.00 pesos
Office	4,748.00 pesos
Accountant	2,375.00 pesos
Total	24,967.00 pesos

Administration Funds Remaining for 2014 \$55,113.00 pesos

Rodney brought up concerns about our reserves and was assured by Barney and Mike that they are sufficient. Bob and Ray recommended that we leave the fee structure of 9-15-20 passed as motion #9 at the 2014 AGM, especially since the income projections are all based upon 100% collection that is not in alignment with our historical collection. We will review our actual income and expenses for the first quarter of 2014. We will then, based upon actual data, consider adjusting rates accordingly prior to the second quarter. No motion was necessary because the rates were already approved.

Bob Esseltine moved and Peggy Brooks seconded a motion to accept the treasurer's report. The motion passed unanimously.

Water Commissioner's Report

Bob Esseltine presented the water commissioner's report for the month of March and the first quarter of 2014. He is monitoring the water usage, electricity usage, and pump efficiency. Old and cloudy meters were replaced for Aline Jacques (Miller), Gloria George, Ross Hossie, Mike Shakabael, Joaquin Hawkins, Bernard Downs, Lucy Franco, and Ray Miller. The shut-off valve at the outlet of Loops' aljibi was installed as well as a drain in the valve box. A leak in the 2" line at Rohac/McCamis junction was repaired and a new shut-off valve and drains were installed. The wiring in the electrical control box for La Calma well was repaired. Bob mentioned the level control in the La Calma tank needs changing.

Bob Esseltine gave an update on his progress at completing old projects on the maintenance "To Do" list. He has also begun work on and completed new projects.

There was extensive discussion on the La Calma well project. It was decided to use 3" pipe for the entire project for uniformity and future growth. The board commended Bob on a job well done to date. Ray asked that Bob map and note the project for future use and/or repairs. Peggy Brooks made a motion to accept the Water Commissioner's report and Mike Jones seconded it. The motion passed unanimously.

Comisario's Report

Rodney Brooks commended Bob Esseltine on his communication of the La Calma well project to the board members. He requested that reports and photos be emailed to all A.C. members for that project only. Bob agreed to do that. Rodney also stated that he is pleased with how well the current board is working together for the benefit of the A.C. No motion was necessary for this report.

Other Business

Work is continuing on the contract for concessions with Poncitlan. It will be presented as soon as the AGM minutes are protocolized. Barney announced that he will not be here for the May meeting so Ray Miller needs to lead it. He also asked Ray to be in charge of making the monthly meeting agendas. Ray agreed to both requests. It was agreed to keep the meetings at Mike Jones' house but to change the meeting time to 9:00 AM.

Business was concluded and the meeting was adjourned at 11:55 AM.

Respectfully Submitted,

Peggy Brooks