

ASOCIACION DE AVENCINDADOS EN TECOMATLAN, A.C.

MAY 13, 2014

BOARD MEETING

Location: The home of Mike Jones, Tlachichilco, Jalisco

Present: Vice President Ray Miller

Secretary Peggy Brooks

Treasurer Mike Jones

Water Commissioner Bob Esseltine

Comisario Rodney Brooks

The meeting was called to order by Vice President Ray Miller at 9:08 AM. President Barney Leader was out of town.

Minutes

The minutes of the April 8, 2014, meeting were approved by a motion made by Mike Jones, seconded by Bob Esseltine, and a unanimous vote. They were ready to be forwarded to Lynda Thompson for posting on our web site.

Water Commissioner's Report

Bob Esseltine presented a thorough report on the La Calma well project, issues on the La Huerta well system, maintenance completed and necessary future projects.

The La Calma well project is nearing completion with less than a month to go. New meters have been roughed in, the three inch line has been laid, and three registros and valves have been installed. The original budget for the La Calma project was \$161,800 pesos with keeping the old two inch line and adding the three inch. As approved at the April board meeting, all of the line was changed to three inch so the budget for the project had to be adjusted to \$191,800. Ray Milller proposed that we increase the budget to a not to exceed \$250,000 pesos to create a margin in case material or labor costs increase. Mike Jones moved and Peggy Brooks seconded the motion. It passed unanimously.

The La Huerta well issues were discussed. Monitoring shows that efficiency continues to drop slightly every month possibly due to increased demand and rising ambient temperatures. Since we have no historical monitoring data, Bob is creating it. Maintenance items completed last month included

replacing a defective meter in Las Lajas (Casa #5), leaking meters at Bedell's (twice) and the Neely's cloudy meter in La Huerta. Other projects included repairing the fencing at the La Huerta well, repairing the two inch pipe valve at Bedell's El Cerrito meter, and fixing the level control in the La Calma storage tank. Bob also investigated high and low pressure complaints on both systems. There are no maintenance emergencies at this time so Bob will continue to monitor and maintain the systems as necessary. New work for May will include exploring to find and then mapping the two inch loop line in La Huerta, installing an air eliminator in the La Huerta system so water can flow evenly, and researching a source for liquid chlorine to reduce the coliform and fecal matter in the system. Mike Jones moved and Ray Miller seconded a motion to accept the Water Commissioner's report. It passed unanimously.

Treasurer's Report

Mike Jones reported that the billings went out in mid-April for both annual association dues and water usage charges. Payments are trickling in and collection is slow. Ray suggested that we should postpone looking at rate adjustments until we have our cash flow under control so that billables and payables are fairly constant. Historically, our third quarter collections are low due to decreased water usage during the rainy season. However, our expenses remain constant throughout the year. He requested revising the treasurer's report to reflect actuals at the end of every month rather than as of the meeting date to keep our financial information consistent so that board members have more time to evaluate the data. Ray also proposed changing the financial report to reflect a snapshot of our actual income and expenses. He volunteered to redo the report and email it to Peggy Brooks to include in the minutes. The Treasurer's Report has now been divided into four segments: Water Operations, Administration Operations, Capital Improvement Projects, and Available Cash Statement.

Water Operations: \$66,725 pesos billed for 1st quarter water usage

30,439 pesos paid-to-date

Amount remaining to be collected \$36,286 pesos

Expenditures to date: \$48,713.38 pesos

Net Year-to-Date **deficit** in Water Operations: (- **\$18,274.38 pesos**)

Administration Operations: \$80,080 pesos billed for 2014

23,870 pesos paid-to-date

Amount remaining to be collected: \$56,210 pesos

Expenditures to date: \$24,966.10 pesos

Net Year-to-Date **deficit** in Administration Operations: (- **\$1,096.10**)

Capital Improvement Projects

La Calma Project (#3)

Current Budget	\$191,800 pesos
Expenditures to-date	159,510 pesos
Available Balance	32,290 pesos

Available Cash Statement

Cash and Actinver accounts	\$162,316,06 pesos
Committed Funds	137,873.13 pesos
Total Available Cash	24,442,93 pesos

Accounts Receivable (Funds owed but not yet paid) **\$400,030.27 pesos**

The motion to accept the Treasurer's Report as presented and amended was made by Peggy Brooks and seconded by Bob Esseltine. It passed unanimously.

Other Agenda Items

Ray Miller asked that each board member make a list of areas of need to update the A.C. Policy and Procedures so that consistent current by-laws can be presented to members at the 2015 AGM for approval.

The next A.C. Board meeting will be at Mike Jones' house on June 10, 2014, at 9 AM. Barney Leader will chair the meeting and Ray Miller will make the agenda.

The A.C. Board would like to remind all members that guests are encouraged to attend our meetings. Visitors are welcome to listen but do not have a vote.

Business was concluded so Bob Esseltine moved to adjourn and Mike Jones seconded the motion. By unanimous vote, the meeting was adjourned at 11:16 AM.

Respectfully Submitted,

Peggy Brooks, Secretary