

**ASOCIACION DE AVECINDADOS EN TECOMATLAN, A.C.**

**JULY 8, 2014**

**BOARD MEETING**

The meeting was called to order at 9:00 am by President Barney Leader at the home of Mike Jones.

Members Present:

Barney Leader	President
Ray Miller	Vice President
Peggy Brooks	Secretary
Mike Jones	Treasurer
Bob Esseltine	Water Commissioner
Rodney Brooks	Comisario

**Minutes**

Mike Jones moved and Bob Esseltine seconded a motion to accept the minutes from the June 10, 2014, meeting. The motion passed by unanimous vote. The minutes will be sent to Lynda Thompson to post on our website.

**Status of Written Proposal on Wells**

The process is moving along slowly.

**Water Commissioner's Report**

Bob Esseltine presented a detailed report on the La Calma project. The project will be finished as soon as the rains subside so the cement work can be done. Although it is close to completion with very few additional expenditures anticipated, it is necessary to increase the budget to finish the project. Mike Jones moved and Peggy Brooks seconded a motion to increase the allocated budget from \$250,000 pesos to \$275,000 pesos. The motion passed unanimously.

Bob Esseltine is continuing to monitor the water loss on both wells. La Huerta is down to 8 %-10% but La Calma is still 24%. Bob will be able to diagnose the loss once the new system is running and he can test the meter.

Maintenance items completed during June included removing a leaky tap at J.P. Dwyer's in La Calma and relocating the water meter and installing a new security valve and regulator at Dan Kralik's.

The next Capital Project is the water tower for La Huerta. Bob Esseltine is getting quotes for that approved project.

Bob Esseltine presented plans for a secure maintenance bodega on the La Calma well property. Barney Leader confirmed the property lines and that there is enough space for the building. The approximate cost of the project is \$50,000 pesos and will be presented at the 2015 AGM. Peggy Brooks moved and Ray Miller seconded a motion to accept the Water Commissioner's Report. The motion passed unanimously.

### **Treasurer's Report**

Mike Jones reported that he and Ray Miller are working on the creation of a cash flow spread sheet that will be updated every month with the bank statements from Actinver. He has billed 2013 and 2014 A.C. dues to cover administrative expenses. Many members have paid, but there are still outstanding dues (\$64,300 pesos) that need to be received so that we can pay our bills.

The second quarter 2014 water usage meter readings have been completed. Mike Jones has held off on billing for that time period because a reduction in the rate was to be determined at the board meeting. Mike Jones made a motion that the first tier water rate be reduced from \$9 pesos per cubic meter to \$7 pesos per cubic meter effective April 1, 2014, and that the rates for tier two (\$15 pesos per cubic meter) and tier three (\$20 pesos per cubic meter) remain unchanged. Barney Leader seconded the motion. After much discussion, the motion passed with a vote of 3 yes and 2 no. Mike Jones will send out the bills with the revised rates.

Ray Miller moved that we approve the Treasurer's Report with the revisions noted. Bob Esseltine seconded the motion. It passed unanimously.

### **Work Session**

The scheduling of a work session to review and revise by-laws and policy procedures was postponed until August and will be set at the August 12, 2014, meeting.

### **Time and Date for Next Meeting**

The next A.C. board meeting will be held on August 12, 2014, beginning at 9:00 am at the home of Mike Jones. All A.C. members are welcome to attend and listen to the proceedings.

### **Adjourn**

Ray Miller moved and Bob Esseltine seconded a motion to adjourn the meeting at 12:50 pm. The motion passed unanimously.

Respectfully Submitted,

Peggy Brooks, Secretary

