

**ASSOCIATION DE AVECINDADOS EN TECOMATLAN, A.C.
BOARD MEETING
SEPTEMBER 9, 2014**

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

Members Present:

Barney Leader	President
Ray Miller	Vice President
Mike Jones	Treasurer
Bob Esseltine	Water Commissioner

Absent:

Peggy Brooks	Secretary
Rodney Brooks	Comisario

Dolores Leader acted as secretary in the absence of Peggy Brooks.

Minutes of prior month

Ray Miller moved and Bob Esseltine seconded a motion to accept the minutes from the August 12, 2014 meeting. The motion passed by unanimous vote. The minutes will be forwarded to Lynda Thomson to post on the website.

Status of Written Proposal on Wells

The proposal is on hold for the time being.

Water Commissioner's Report

Bob Esseltine presented the results from the daily monitoring of both active wells for the month of August. Efficiency levels are stable and overall consumption was slightly higher in La Huerta and slightly lower in La Calma from the previous month.

Maintenance items completed this month included a leak at Casa Kelly repaired by capping the 3/4" line heading toward the Vine property, repairing the motor contactor for La Huerta pump motor and replacing a damaged valve & broken 1" branch line near Casa Bemke.

An update of the "To-Do" list of items was presented consisting of items completed during August and the items that are planned to be completed in the near future. No further work was completed on the La Calma pipeline project during August but will be resumed as soon as the rains stop."

A motion was made by Mike Jones to accept the report, seconded by Ray Miller. Passed unanimously .

A short discussion arose with regard to the recent power outages we experienced at the La Huerta well site. We think it may be due to vegetation that is growing very close to the power line (near our well site) getting wet and causing the fuses to blow. Mike Jones will contact CFE and try to convince them to address the problem.

Treasurer's Report

Mike Jones presented the report with support by Ray Miller.

Mike gave the end of August status as follows: Total available funds of: \$114,943
Accounts Receivable: \$351,255

He further reported that Ray Miller has reviewed the accounts are they are correct.

Ray Miller then explained the system that he has developed to make both the bookkeeping and producing reports much easier. For the next few months both systems will be used to ensure the changeover works as it is expected to do.

Arising from Ray's examination of accounts was a question of what services the treasurer should be expected to give members. To date a great deal of time is spent servicing members for non-AC related needs. These non-AC items make keeping the records much more difficult as it results in mixing personal and AC funds.

Barney Leader made a motion that treasurer is responsible to pay predials (taxes) at a cost of 50 pesos per predial providing sufficient funds are on account and the request to do so is made in writing by January 15th. The AC will no longer handle fiesta fees for members or other personal payments.

Mike Jones seconded. Vote was unanimous

Mike Jones made a motion that the AC establish a petty cash account to be replenished as required. Also suggested was that a guideline be established for maximum amount of funds held for deposit. Seconded by Ray Miller. Unanimous

Work Session

Due to extra workload for the current month in completing new financial system and the unavailability of board members, it was determined that the work session re By-Laws and Policy/Procedures be postponed until next month.

Budget development meeting next month suggested by Ray Miller Agreed to by members present.

Water Delivery Costs:

Barney Leader made motion that the rate on the medium and high rates be reduced by 2 pesos each, i.e. 15 pesos medium, 18 pesos high. Basic rate to remain at 7 pesos. Seconded by Bob Esseltine. Passed unanimously.

Next Meeting

Agreement to meet first Tuesday of month in order to allow for extra budget and work session demands.

Adjourn

Motion of adjournment made by Bob Esseltine, seconded by Mike Jones, passed unanimously.