

**Asociacion de Vecindados en Tecomatlan, A.C.**

**General Assembly 2015**

**January 26, 2015**

**Casa Jones, Tlachichilco del Carmen, Jalisco**

The meeting was called to order by President Bernard Leader at 9:30 AM since it was reported by the quorum reporter Mike Jones that we did not have a quorum at 9:00 AM. Mike Jones was designated the proxy scrutinizer and Ray Miller and Bob Esseltine were designated to be the vote counters by President Bernard Leader.

**Board Members Present:**

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

**A.C. Members Present:**

Werner Behmke  
Gloria Gene George  
Ernest Gerenda  
Mike Jones  
Efigenia Hawkins  
Dan Kralik  
Sandra Lacelle  
Dolores Leader  
Russell Loop  
Ray Miller  
Thomas Alan Mills

Ernie Neely

Britt Marie Proud

Doug Reno

Lynda Thomson

Kathryn Vine

Darlene Webb

Rodney Brooks

**A.C. Members Represented By Proxy:**

Lois Carroll

Maria Eugenia Graciano

Elizabeth Handy

Ronald W. Jones

Larry L. Pellegrini

Bonnie Rohac

Rick Ryan

**Guests:**

Jerry Graves

Joaquin Hawkins

M.A. Antonieta Kralik

Ruth Ann Loop

Anjo M. Mills

Jim Munro

David Thomson

**Minutes**

It was moved by Kathryn Vine and seconded by Dan Kralik that we accept the minutes from the 2014 Ordinary General Assembly. The motion carried with a unanimous vote.

## **Treasurer's Report**

Mike Jones opened the discussion of the Treasurer's report for 2014 by asking if there were any questions. Ernest Gerenda requested that Mike Jones read and explain both the report and proposed 2015 budget. That was done.

Lynda Thomson made a motion to accept the Treasurer's Report. Dolores Leader seconded the motion and it passed with a unanimous vote. Mike Jones and Ray Miller were thanked for a job well done.

The Treasurer's Proposed Budget for 2015 was presented. It was divided into water operations totaling \$190,000 MXN, administration totaling \$59,000 MXN, and capital projects totaling zero. Lynda Thomson moved and Dolores Leader seconded a motion to accept the 2015 budget for water operations. The motion carried with a unanimous vote. Kathryn Vine moved to accept the 2015 budget for administration. Ernest Gerenda seconded the motion. It also passed unanimously.

The capital improvement expenditure budget of zero generated a long discussion. The A.C. board of directors reported that we have no funds available for previously approved projects due to the non-payment of capital fund assessments by some of the members. Those members own vacant lots being held for sale or development once the land issues are settled. Until that situation is remedied, the board is recommending that no additional assessments be made and that previously approved projects be put on hold or cancelled. The board reserves the right to communicate with the membership during the year to request assessments and reinstate the capital improvement budget if the need arises beyond the capability of the water operations budget to handle a situation with the system or if the accounts receivable deficit is reduced or eliminated.

The assembly discussed establishing the cost of a water right taking into account the capacity of the La Huerta and La Calma wells, the water table and aquifer reports at the time of need, and the cost of drilling a new well. Doug Reno reminded the assembly that the rates should be tailored based on the size and type of the proposed development. It was moved by Rodney Brooks and seconded by Mike Jones to set the base rate at \$4000 USD converting it to the peso equivalent. After discussion, an amendment to the motion was made by Gloria George and seconded by Dan Kralik to increase the base rate to a minimum of \$5000 USD converted to its Mexican peso equivalent. The board was authorized to increase the cost of a water right from \$5000 USD if it was deemed necessary after evaluation of current circumstances. Rodney Brooks accepted the amendment. The motion was put to a vote. There was one vote against the motion, the rest for it. Motion passed.

Ernest Gerenda made a motion to proceed with the previously approved La Huerta Tank Project in 2015. That motion was seconded by Britt Proud. The vote was 10 in favor of the motion, 14 opposed. The motion was defeated.

Dan Kralik moved that all assessments and fees for capital improvements, administration, and water operations must be paid in full in order for a property to receive A.C. services. Kathryn Vine seconded the motion. The motion carried with a vote of 14 in favor and 6 opposed.

## **Comisario's Report**

Rodney Brooks reported that the finances of the A.C. are in good shape and that the board is proactive in maintaining the water system and communicating with the members and local entities. He will not continue as Comisario due to other commitments. Doug Reno made a motion to accept the report. It was seconded by Ernie Neely. The motion carried unanimously.

## **Water Commissioner's Report**

Bob Esseltine reviewed the 2014 functioning of the water system in a detailed report sent to members prior to the meeting. The 2014 AGM authorized the board to proceed with the approved capital La Calma Pipeline Project and set the budget at \$323,000 MXN. The project was completed under budget with the expenditure of \$262,000 MXN. Bob Esseltine was thanked for a job well done.

Bob Esseltine asked for the assembly to discuss and approved six possible capital improvement projects if we receive the funds to do them. The assembly did not want to proceed with cross connecting the La Calma and La Huerta wells or establishing a connector for Tlachichilco to use in case of emergency. The assembly also advised Bob not to continue his investigation into chlorination. The assembly approved proceeding with the following projects if or when funds become available:

1. Cancelling the La Huerta Elevated Storage Tank project in favor of pursuing alternatives which could include the tank if that is the best option after the board investigation. Motion by Kathryn Vine, second by Gloria George. Vote: 14 yes, 6 no. Passed
2. Installing well head quick release valves on the discharge pipes from both wells to cushion hydraulic shock wave at the pump start up and reduce the possibility of stress damage to our system. Projected cost is \$14,300 MXN. Motion by Dan Kralik, second by Kathryn Vine. Vote: unanimous. Passed
3. Construction of a storage bodega for A.C. parts and supplies. Projected cost \$125,000 MXN. Motion by Kathryn Vine, second by Dolores Leader. Vote: 12 yes, 8 no. Passed
4. Conversion of the La Huerta Level control and booster pump to solar as funds become available. Projected cost for the entire project is \$40,000 MXN or \$20,000 MXN for only the radio controls at both wells. Motion to proceed with the radios only was made by Kathryn Vine, seconded by Russ Loop. Vote: 18 yes, 2 no. Passed

A motion was made by Dolores Leader and seconded by Ernie Neely to accept the Water Commissioner's report and thank him for his first year job well done. The vote was 14 yes, 6 no. The motion passed.

## **President's Report**

President Bernard Leader commended the board for being energetic and co-operative. He thanked all of the board members for their time, effort, and performance. Doug Reno moved that the assembly accept the report. It was seconded by Dolores Leader and passed with a unanimous vote.

## **Election of Board Members**

The current board of directors has agreed to serve another year. President Bernard Leader called for an approval vote by acclimation. That was done and the directors will continue.

#### **Designation of Comisario**

There were no volunteers for the position so President Bernard Leader will find a candidate and present that person for approval at a future board meeting.

#### **New Business**

Dan Kralik requested that we notify the membership when any communication is posted on the website.

#### **Designation of Delegate to Protocolize and Notarize 2015 AGM Minutes**

President Bernard Leader designated Secretary Peggy Brooks to formalize and legalize the minutes.

#### **Adjournment**

Business was concluded so Doug Reno moved and Tom Mills seconded a motion to adjourn the meeting. The vote was unanimous. President Bernard Leader adjourned the meeting at 12:55 PM.

Respectfully Submitted,

Peggy Brooks, Secretary

DRAFT