

Asociacion de Avencindados en Tecomatlan, A.C.

Board Meeting January 18, 2018

The meeting was called to order by Vice-President Ray Miller at 9:06 a.m. Members present were:

Ray Miller, Vice-President

Tom Mills, Comisario

Doug Reno, Director-at-Large

Bob Esseltine, Water Commissioner

Mike Jones, Treasurer

Guests in attendance; Juan Paul Dwyer and Cheryl Miller

A motion to accept the minutes from the Board meeting on December 19<sup>th</sup>, 2017 was made by Doug and seconded by Ray and passed unanimously.

\*Water commissioner's Report.

Ray made a motion to accept the report, seconded by Mike. After discussion, the Report was approved unanimously.

The status of members whose account has been in arrears since the 3<sup>rd</sup> quarter water bill invoices was discussed. The board will attempt to notify the responsible member in writing and will have 5 business days to respond. If they do not, then Association By-Law 8.7.4 will be implemented.

Also, it was discussed that the responsible member needs to provide the correct email address for all communication purposes.

A motion was made by Bob to set aside the 7 water right (old title) options purchased in the past and that if/when the owners of these options choose to exercise these options by assigning them to a lot and bring this request to the board at that time, the board may address this matter at their discretion. Seconded by Doug. These options are; 4-Rick Ryan, and 3-Ken Quinn. The motion passed 3-to-1.

A motion was made by Bob to cancel the 17 remaining lots under by-law 8.2.9 that show no payments made 12 months after day of issue of any invoice, and removes them from our accounting records. Seconded by Doug.

The lot and known responsible member(s) are as follows:

La Huerta;

- Lot 1 Lorie Wilson
- Lot 16 Mike Mathers
- Lot 17 Mike Shakibaei
- Lot 31 Mercedes Sanchez

El Cerrito;

- Lot 1 Fred Swartz

Las Lajas #3;

- Lot 2+3 Arturo Karlo Fedorenko Martinez

Las Lajas Norte;

- Lot 1+2 Fred Swartz
- Lot 6 Juan Martinez
- Lot 7 Rod Morrison

La Calma #1;

- Lot 11 Scott Jensen

La Calma #2;

- Lot 2 George Roberts

La Calma Norte;

- Lot 26+27 Elma Magana?
- Lot 28 Graciela Garcia?
- Lot 29 Juan Fernando de la Fuente?

During 2017 the board attempted to communicate with each of these members and provided an opportunity to bring these accounts current. The known owners of these lots either declined or did not reply. The motion was approved unanimously.

Bob notified the board that a cow fell into a construction ditch up at our La Calma Norte project site overnight and died. The local value of a cow was discussed, and the merits of paying the owner for the loss. The owner has requested to be compensated. Bob

made a motion to negotiate with the owner of the cow and compensate for this loss not to exceed \$12,000 pesos. Seconded by Mike. The motion passed unanimously.

A property owner that is not part of the Association contacted a member of the board and requested to connect to our water system. After discussion, it was decided not to proceed on this and that Bob would notify the requestor.

Bob also discussed a suggestion by an Association member to only allow owners of undeveloped lots who pay ½ fee's/assessments to only have ½ vote. The board discussed and declined this idea.

#### \*Treasurers Report

A meeting is scheduled for Jan. 19<sup>th</sup> with the Associations attorney to begin to finalize the renewal on the concessions (titles) for the La Calma and Camino Real wells, and to discuss the reissuance of the invoices for the 2017 well tariffs. Everything that was requested by the attorney has been provided in advance of this meeting. Bob, Ray, Dalia, and Cheryl are all going to be in attendance at this meeting.

Ray, Mike and Dalia are to schedule a meeting for next week with Actinver to confirm the availability for our AC to establish and complete the on-line banking process.

It was discussed that we need to continue to reinforce with members that they (Members) should request to have their name(s) on their payment receipts (as a memo item) so that it will then show up on the bank statement.

Ray and Dalia are to schedule a meeting together to follow up with our new accountant Nicolas to continue with the services transition for 2018.

#### \*AGM Planning

Bob will tabulate and Tom will scrutinize the votes and a meeting was schedule together for January 24<sup>th</sup>, 2018 to complete the process.

Bob and Cheryl will register members.

The process for moving through the AGM agenda items was discussed. If during the discussion time on any item a member present makes a motion and it receives a second, those members present will vote on whether to move this item forward to a full-membership vote using the electronic ballot. If this occurs, these items will be placed

on a follow-up electronic ballot and sent out to the membership, providing 2 weeks to register their vote. All agreed to this process.

Linda has agreed to record the minutes at the meeting. This may take up to 2-3 weeks after the event depending on the additional items that may require members having a follow-up vote.

\* Next Board Meeting

The Board set our next meeting for February 13<sup>th</sup> beginning at 9am at Mikes.

\* Adjourn

Ray made a motion to adjourn, seconded by Bob and approved unanimously. The meeting adjourned at 11:16am