

Asociacion de Avencindados en Tecomatlan, A.C.

Board Meeting March 22, 2018

The meeting was called to order by President Ray Miller at 9:02 a.m. Members present were:

Ray Miller-President, Juan Paul Dwyer-Director-at-Large, Bob Esseltine-Water Commissioner, Cheryl Miller-Secretary, Tom Mills-Comisario

Dalia Zepeda – Administrator

A motion to accept the minutes from the Board meeting on February 20th, 2018 was made by Juan Paul and seconded by Bob and passed unanimously.

*Water commissioner's Report.

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

Tom Mills noted that since the completion of the La Calma Phase II project, the water pressure to his home is better than it has ever been.

Bob and JP have not yet met to review and discuss options (if any) to address the issues of power outages at the La Huerta well site that don't seem to be effecting the areas around the well. Along with this, Bob and JP will get together later this week and review the trenching required up near the Phase II La Calma project to alleviate the indigenous dam water issues around our portable water pipes. JP will report out the results on behalf of Bob at our next meeting.

JP said he would speak to the appropriate representative at Vista del Lago on what if any pressure precaution devices are used when pumping the water up their steep roads. JP will report out at our next meeting.

*Treasurers Report

Ray distributed prior to the meeting the February Available Cash Statement (ACS). A motion made by Bob to accept the Treasurers report, seconded by JP. Following discussion, the motion was approved unanimously.

Ray had communicated to the board earlier via email about the need for a funds transfer so that the AC accounts don't overstate the available funds in the Water and Administration Operation categories due to the project cost overrun in Capital. Ray made the following motion:

"To cover the cost overrun on the La Calma Phase II project, that a transfer of funds of \$30,000 from Water Operations, and \$85,000 from Administration Operations to Capital Projects be made. Any remaining excess after closing out the La Calma Phase II project in Capital Projects is to be transferred to Administration Operations."

JP seconded the motion. It was discussed that this was only possible because of the excellent job done during 2017 to collect past due accounts. The board agreed that moving forward that any work to be performed must be via signed contracts and that these must be brought to the board for review and approval. And that no changes can be made that effect the cost of the project without them first being presented to the board and receiving board approval.

Tom indicated that the AC must have a Reserve Account created. We agreed as a board to write up a recommendation by the fall of 2018 to provide to the membership for consideration and potentially start this in 2019 with an new assessment.

With this a vote was taken on the motion, and it was approved unanimously.

Ray reported that he followed up and spoke to Mike Jones again concerning Anna Villasenor and the payment of ½ of the outstanding balance on the single lot she purchased from Scott Jensen. At this point the issue is closed and Scott Jensens remaining lot has been removed from the membership roles.

Ray reported that collections are going very well and that at this time we have no current member in violation of bylaw 8.7.4.

We continue to struggle with Actinver Bank their inability to provide online banking nor provide the normal information via online banking that their competitors do. As a result the board is recommending that we move forward as soon as our 2018 ACTA is finalized to open an account with Bancomer. We may consider to maintain our investment account at Actinver, however it will wait until we have more experience with a new bank before making this decision.

A meeting is to be schedule with Dalia, Ray and Bob to discuss accounting related to the petty cash account for the Water Commissioner.

Bob indicated that he understood that property ownership changes are occurring with Villas 6,7 & 8 at the Villas Bugambillias. JP confirmed. Bob said he would work with JP to send the Responsible Member form(s) to have the ownership information updated and request the Voldens to fill in and sign these forms and return them to us.

*ConAgua issues

Ray reported that as of now, we have no contractual relations with the “Consultants”. The board believes that until we should first resolve our outstanding tariff payments with ConAgua. Once that is completed, then we can consider how and if we pursue another relationship with the consulting firm.

We are awaiting the completion of the 2018 ACTA (including registration in Ocotlan, so we can legally go and represent the association by meeting with ConAgua to attempt to clarify our understanding on the Concession vs Consumption issues plaguing the tariff payment issues. With the approaching semana santa, a lot of offices and governmental agencies are closed for at least 1.5 weeks, so this is complicating the finalizing of the ACTA.

On the good news front, because of our determination we were finally able to acquire the User Name and Password for our online ConAgua account. It provides a lot of information. However, we need to meet with ConAgua to totally understand what we are able to do via the online process.

Also good news is that in working with Mike and Doug we were able to obtain the online User Name and Passwords for our CFE accounts that had established for each of our wells. However, the account for the Camino Real doesn't work and says it is not active. We will need to research this and attempt to reactivate this online account.

* Other

Bob presented an idea to pay each of the gardeners working next door to our well areas (La Calma, La Huerta & Camino Real). We discussed because the La Calma area is larger that it was recommended that \$1,500 per year was appropriate. For the other 2 it would be \$1,000 per year. Bob agreed to draft up a contract between the AC and the responsible member for the board to review before moving forward on this. We all liked the idea.

* Next Board Meeting

The Board set our next meeting for April 17th beginning at 9am at Juan Pauls.

* Adjourn

Cheryl made a motion to adjourn, seconded by JP and approved unanimously. The meeting adjourned at 10:50am