

Asociacion de Avencindados en Tecomatlan  
A.C. Board Meeting July 10th, 2018

The meeting was called to order by President Ray Miller at 9:05 a.m. Members present were: Ray Miller-President, John Paul Dwyer-Director-at-Large, Bob Esseltine-Water Commissioner, Cheryl Miller-Secretary

Absent: Tom Mills – Comisario, Dalia Zepeda - administrator (approved due to family matters)

A motion to accept the minutes from the Board meeting on June 12th, 2018 was made by Bob and seconded by John Paul and passed unanimously.

**\*Water commissioner's Report.**

All wells are functioning normal this month and no issue to report.

On the To Do list for the month is to address the growth of moss on the driveway of Dan Kralik's residence due to the dampness created by the well and the well water run off issue. Estimated cost will be approximately 2,000 Pesos for the labor and 10 meters of pipe. Ray motioned to approve and John Paul seconded and passed unanimously with all in agreement this amount was not to be exceeded.

There was a discussion about the Camino Real well and making it operational again to be in compliance with ConAgua requirements. Plan A would be to clean, install a meter, place a 2.5 meter tank, and have the well fully operational. Plan B would be to take the actions required to minimally comply with ConAgua requirements (e.g. placing a meter, etc.). Due to the potential of substantial costs related to Plan A, and because the board felt this was possibly better to take as a project to the AC membership, the board agreed to move forward with Plan B.

There has been no water to Doug Reno residence in the last couple of days and it was discovered that the main valve had been shut off. This is an interesting situation as it is covered by a heavy concrete lid that needed to be lifted to perform this intentional shut off. Who did this and why? It was discussed that more investigation is needed so Bob and John Paul will follow up on this as it has never been an issue before.

The mailbox has been installed at the Camino Real well with an address and the CFE bill is being delivered there now.

Ray made a motion to accept the report, seconded by John Paul and passed unanimously.

**\*Treasurers Report**

The bank statement is not ready and available at this time. It will be provided when it does become available.

**\*ConAgua issues**

It was discussed that all of the ConAgua figures for all wells have been reviewed. The total due for the ConAgua tariffs for 2017 and up through the 2<sup>nd</sup> quarter of 2018(June 30<sup>th</sup>) is now estimated at \$276K pesos. The funds in the water administrative account is currently at \$192K plus the 2<sup>nd</sup> quarter billing will be \$82K when fully collected. This would provide an estimated which will give us an approximate total of \$274K. However, with the few other maintenance costs (e.g. making Camino Real well operational, addressing water run-off from La Huerta well, etc.) the amount of remaining funds available in Water Operations will not be sufficient to cover these estimated tariff

costs. As a result, once the final figures are known, the Board will need to consider a small transfer from Administration Operations to cover this variance.

The current ConAgua tariff rate was discussed and Bob shared with possible failures of the pump, etc, we need to build up our resources and review the rate again next quarter. All were in agreement and this rate will be reviewed after the 2017/2018 payments have been completed with ConAgua.

**\*Bank update**

Cheryl discussed the need to make an amendment to our 2018 ACTA, which is required by both Actinver and Bancomer, to move forward. The amendment must indicate that the Vice President and Treasurer position were not filled and the president has the power to delegate. This amendment will permit all current Board members to co-sign on checks (Bank requirement). This also assists the AC when 1 or 2 Board members are out of the area, so that the operations of the AC can continue. Dalia will be assisting with this process.

**\*Other**

John Paul shared that the villas have 3 new water meters which has provided better/closer readings.

**\* Next Board Meeting**

The Board set our next meeting for August 14<sup>th</sup>, beginning at 9:00am at John Paul's.

**\* Adjourn**

Ray made a motion to adjourn, seconded by John Paul and approved unanimously. The meeting adjourned at 11:25am.