

Asociacion de Avencindados en Tecomatlan  
A.C. Board Meeting September 18th, 2018

The meeting was called to order by President Ray Miller at 9:02 a.m. Members present were: Ray Miller-President, Bob Esseltine – Water Commissioner, John Paul Dwyer-Director-at-Large, Cheryl Miller-Secretary.

Absent: Tom Mills – Comisario, and Administrator Dalia Zepeda was excused due to a family matter

A motion to accept the minutes from the Board meeting on August 14th, 2018 was made John Paul and seconded by Bob and passed unanimously.

\*Water commissioner's Report.

No observed changes in the wells. The issues related to the La Calma well site causing moss build-up on a portion of the Casa Kralik have been resolved. All 3 well sites have had their sites cleaned up from grass and weeds.

Ray made a motion to accept the water commissions report, seconded by JP and passed unanimously.

\*Treasurers Report

Two accounts have an outstanding debt owed to the community. One is the 2018 Administration fee. The Available Cash Statements (ACS) August was reviewed and discussed. If the ConAgua extraction tariffs cost more than is available in the Water Operations Category, we would need to make a transfer of funds from Administration to cover this.

Administration Operation category is performing well this year. However, we are still awaiting the billing from our Certified Accountant for April – August. Also, we have not had the attorney costs so far in 2018 that the AC had been experiencing during the most recent past years. And, we discussed that it was important and prudent to continue to plan for this potential need.

The Bancomer account is now fully operational and we plan to begin making the tariff payments within the week. However, Actinver is still having issues with their online banking and we await their resolution to these matters and to get us set up.

Bob made a motion to accept the treasurers report, seconded by JP and passed unanimously.

\* ConAgua Issues

Ray and Dalia have now completed the process to submit all 3 wells concessions'/title renewals. ConAgua indicated it could take up to 3 months to complete. Dalia will monitor this for the AC. We were told that the current concession's/titles were active until these were finalized.

As part of the now annual requirement to have our wells tested, Bob worked with Poncitlan to have this done, and this information was made available to ConAgua as needed.

We were informed how to track the progress on these online, and now have 2 contacts (1 in payments office, 1 in title processing department) with ConAgua at the Guadalajara office location located on Federalismo.

\*Other

The board discussed the ConAgua tariff rate and when we will know of our ability to adjust this.

Bob stated we needed to plan in 2019 for the unknowns related to the functioning of all 3 wells. Pump replacement will need to be planned for in a life-cycle. Something else for the board to consider is whether we may want to consider utilizing solar more in the future to operate our wells.

Also, it was discussed the need to establish both operational and capital reserves going forward. How to do this was tabled for a future meeting.

Ray indicated we will need to have a AGM planning work session.

\* Next Board Meeting

Board set November 6<sup>th</sup> for a 2019 AGM planning work session at 9am at John Pauls.

SEP

The Board set our next meeting for November 13<sup>th</sup>, beginning at 9:00am at John Paul's.SEP

\* AdjournSEP

JP made a motion to adjourn, seconded by Bob and approved unanimously. The meeting adjourned at 11:20am.