

Asociacion de Vecindados en Tecomatlan A.C.
Board Meeting
February 27, 2024

Minutes

In attendance:

G.McClintock – President and Treasurer
Mike Jones – Vice President
Bob Esseltine – Water Commissioner

Martha Silva - Administradora

Absent : J.P. Dwyer

The President called the meeting to order at 10.15 AM

President and Treasurer Remarks:

- Investment account has 312k and we have about 100k cash available. Receivables total about 120k. With no major projects on the horizon, our year should make budget handily.
- We have one bothersome account ie. the Mesa Directiva. Their current balance outstanding totals 5497pesos and has been delinquent for a few months. Moved by Mike Jones and seconded by the Treasurer to issue a warning in writing , citing the appropriate ByLaw. Motion carried. We shall be prepared to cut-off the water line after 2 weeks if no deposits are made.
- Our website contract has been approved and renewed by Quy and son Miguel Nguyen.
- A full one hour discussion on the subject of our well properties, the history of the decision making involved and the paperwork onhand. The subject , as it involves indigenous property, is quite complex and very difficult to ascertain who actually had the original indigenous deeds . Confusion is even more evident when we try to unravel the

actual transactions, as the comuneros do not agree on many issues and they don't even have the paperwork to prove some of the claims they have made. We have decided to advise the grandson of Pancho (who claims his family were the original owners of our two active well properties) that we have paperwork that disputes their claim. And in 2022 we secured paperwork provided by a professional surveyor, architect drawings, signed documents from the current owner of the La Calma property, and a legal document provided by our Notario. It was the "the best we could do" under these circumstances as per Notario #2 .

Water Commissioner Remarks:

- A report for the months of January and February was presented by our Commissioner. The day to day monitoring of our well activity has confirmed minor water loss of 8.3% in La Huerta, however a loss of almost 16% in La Calma has to be dealt with. The 3 leaks have already been located, and shall be repaired very soon.
- The new 10m³ cisterna has been ordered and shall be installed during the next month.
- The Water Commissioner discussed his maintenance completed, his ToDo List, and new work and project items for the coming weeks / months. His detailed report has been placed on our website for any member who wishes to review it.
- The La Calma pozo gate entrance shall be upgraded for easier access. In addition a motion was made by Mike Jones to remove the cactus garden near the entrance for easier access (seconded by G. McClintock) Motion carried.
- Martha will discuss our CFE issue with the secretary for our new member Escanes Tames.....he is a contractor for CFE and he may be able to help us to provide them with what is required in our ongoing issue of power surges at our La Huerta pozo. Bob has ordered and received a piece of equipment that should take care of the unwanted surges, however there is a process that must be followed with CFE.

Administradora Remarks:

- Martha outlined what her duties will be for this coming month to follow up on what was discussed at this meeting.

No new business was discussed.

Next Board Meeting : Tuesday , April 23, 2024

Motion to adjourn by Bob Esseltine, seconded by Mike Jones. Motion passed. Meeting adjourned at 12.08pm.