Minutes for A.C. Board Meeting July 29th, 2026

Loop Terrace at 10:00 AM
In attendance:

President: G. McClintock
Vice President: Mike Jones
Secretary: John Paul Dwyer
Administrator: Martha Silva
Treasurer: Linda Dwyer

Absent: Director at Large: Michael Cavallero

Meeting Called to Order: 10:00 am

1. **President's remarks:**

- Penalties for Members (home water provision) and Members with Undeveloped lots. Each situation would be treated differently. Why are we the only Water Provider with no late payment penalties? Vote to introduce a penalty structure for our water billings and annual dues. Then announce this change for 2027 to our members and of course at the next AGM.
A recommendation is attached from the President and our Administrator.
(Attachment #1)
The president and administrator suggest that the implementation of fines should be evaluated this year for presentation to members at the 2027 AGM.
Mike Jones suggested that applying a discount to members who make their payments on or before their due dates could also be an incentive.

2. **Administrator's remarks:**

- Banking.....During our Actinver meeting on July 17, 2026 an Actinver representative actually admitted that they are not equipped or prepared to handle commercial accounts adequately, and that she would understand if we closed our account and moved to a large bank as per Martha Silva's recommendation.
There was unanimous agreement in favor of switching funds to BBVA and/or opening a new account at
Banamex.
Financial Position as of July 28th, 2026

BBVA Bank Account	**$ 15, 858.72**
Actinver Investment Account:	**$ 63,843.68**
Accounts Receivable:	**$133,748.00**

In either case, two members of the Board will need to visit the selected bank to complete the required documentation and authorization process

Discussion:
A motion was made by Linda Dwyer and seconded by Michael Jones to accept Martha Silva's recommendation to open a checking account at Banamex and to close our A.C. investment account at Actinver by depositing our Actinver account funds into a checking account at Banamex.
The motion passed by unanimous agreement.

2. Reynoso Water Consumption Property

	Q2 2026	Q1 2026	Q4 2025	Q3 2025
Hotel	1 m³	0 m³	14 m³	43 m³
House	101 m³	131 m³	90 m³	91 m³

The situation was discussed, and it was concluded that the meter would be removed and a new one installed. An additional meter would also be placed next to the AC valve in order to better monitor the cubic meter flow to that area. This will allow us to determine the actual consumption.

In addition, it was discussed that in order to monitor our water level in the La Calma cistern we will need to purchase the electronics necessary to run the system and to access WiFi. The likely solution will be Starlink with an ubiquity antenna set up with a signal coming from the main dish on a structure in the community below with a clear, unobstructed view from one antenna up to the antenna on the cistern. This will allow us to monitor the tank level on an ongoing basis. All board members were in complete agreement to go forward with this plan.

John Paul Dwyer, supported by the administrator, Martha Silva recommended creating an inventory of equipment at the wells, establishing protocols for emergencies, developing manuals and providing training on the supply system.

A motion was made by John Paul Dwyer and was seconded by Mike Jones for the purchase and installation of an electronic smart water solar powered system in the cisterns for water level monitoring, which operates via an App.
The motion passed by unanimous agreement.

6. Call to Adjourn

The meeting was adjourned at 11:30 a.m.