

COLONOS LA HACIENDA GENERAL ASSEMBLY MEETING MINUTES

Saturday, February 15, 2020

15 de febrero del 2020

1. Call to Order, Determination of Legal Quorum/Lista de Asistencia y Declaratoria del Quróum Legal – The general assembly was brought to order at 10:02 a.m. by President Lauralee Chambers. Board members present were: Secretary Adrianna Burnett, Treasurer Calvin (Cal) Chambers, Alternates Annie Carlin and Ana Martinez. A membership count was taken and nineteen (19) members were present. This did not constitute a quorum so according to the By-Laws, a fifteen-minute waiting period was instituted.

At 10:17 a.m. a second count was taken. Nineteen (19) members were present. President Lauralee Chambers welcomed all attendees. President Chambers reminded the audience that we will be following the agenda and they may ask questions at the time an agenda item is presented if it pertains to that issue; otherwise, they may ask questions or make comments during open discussion.

2. Appointment of Two Observers/Designación de Dos Observadores – President Chambers appointed Jo Punttenney and Dana Merritt as observers.
3. Reading of 2019 Annual Meeting Minutes/Lectura de las Actas Anuales de la 2019 – Secretary Adrianna Burnett read the minutes from the 2019 annual meeting. A motion to accept the minutes as read was made by Cal Chambers, seconded by Chip Proud. The motion was approved unanimously.
4. Report of the Accountant, Financial Sheriff/Reporte del Contador Público “Sheriff Financiero” – President Chambers reported that there will not be a Financial Sheriff report. Due to an emergency, Emiliano Echeverria, our Financial Sheriff and accountant, is not able to attend the meeting.
5. 2019 Financial Performance Report/Informe del Desempeño Financiero 2019 – Treasurer Cal Chambers presented the 2019 Financial Performance Report. 2019 calendar year revenues totaled \$48,253. This represents a 12.4% decrease over 2018. The decrease is due to the fact that we had a special dues offer in 2018 that brought in extra revenue. The special offer expired in 2018. Following is an overview of 2019 expenditures by category:
Management & Maintenance – Budgeted \$2,966 Actual \$1,720 Underrun \$1,246
Maintenance & Security – Budgeted \$22,116; Actual \$18,770; Underrun \$3,346
Water Supply – Budgeted \$500; Actual \$5,019; Overrun \$4,519
Sewer – Budgeted \$3,000; Actual \$3,264; Overrun \$264
Electrical – Budgeted \$1,090; Actual \$2,226; Overrun \$1,136
Entrance Gate – Budgeted \$329; Actual \$549; Overrun \$220
Sea Wall – Budgeted \$12,300; Actual \$22,459; Overrun \$10,159
Additional Infrastructure – Budgeted \$200; Actual \$576; Overrun \$376
A copy of the 2019 Financial Report was given to all attendees.

6. Legal Services Proposal/Propuesta de Servicios Legales – President Chambers reported that the Board has consulted a property law attorney regarding determining the legal rights of the HOA over the infrastructure of La Hacienda. The attorney advised the Board that it is necessary to research the historical documents in Mexicali filed when the development was first established in order to determine those rights. The 2020 budget includes \$2,000 to cover this research and a \$1,000 buffer.
7. 2020 Proposed Budget/Propuesta de Presupuesto 2020 – Treasurer Cal Chambers presented the 2020 proposed budget. Notable changes to the budget include \$553 for the Web site (the web site is paid every other year, due in 2020); an increase in trash services to include two trash bins over the summer months; labor to install water valves (we have 4 valves on standby which were purchased in 2019); Solar street lights \$2,050 (if after feedback on the one light already installed we decide to purchase additional lights); \$11,686 reinforcement to sea wall east of the palapas. Damage was caused in the October 2019 high wind and high tide incident. Repairs to seawall sections D – J were realized in January 2020. Again, damage was caused in the October 2019 high wind and high tide incident. A motion was made by Chip Proud to approve the budget as presented, seconded by Lauralee Chambers. The motion was approved unanimously.
8. Vote to Change the Price of Gate Cards to \$20.00/Votación Para Cambiar el Precio de Las Tarjetas de la Reja a \$20.00 dls. - The cost to purchase gate cards has increased. A vote was taken to increase the price of a gate card to \$20.00. The proposal was approved unanimously.
9. Vote to Ban Live Music within the Community/Votación Para Prohibir la Música en Vivo Dentro de La Comunidad – The Board proposed that we ban live bands from the community due to the fact that we continuously have problems with renters not complying with the noise rules. A vote was taken, and the proposal passed with 15 votes out of 20 for banning live bands.
10. Report of Administrative Sheriff/Reporte del Encargado Administrativo – The Administrative Sheriff, Adrianna Burnett, reported that we now have official English translations of all governing documents, Articles of Incorporation, By-Laws and CC&Rs. The Board continues to seek advice from Notaria Ruben Contreras Miyagui regarding interpretation of our governing documents and proper administration of the rules of the community. At the advice of the Notaria we will obtain an ACTA for all annual meetings to ensure continuous documentation. The website has been turned over to the current board. Updates to the website will occur throughout the year.
11. Approval of 2021 Administrative Sheriff/Aprobacion del Encargado Administrativo 2021 – President Chambers appointed Adrianna Burnett to the position of Administrative Sheriff for 2021
12. Open Discussion/Discusion Abierta
13. Adjournment/Clausura de la Asamblea – President Chambers adjourned the meeting at 11:40 am.