

COLONOS LA HACIENA BOARD MEETING MINUTES

APRIL 10, 2017

The meeting was called to order by President Annie Carlin at 10:10 a.m. In attendance were: Annie Carlin, Cal Chambers, Lauralee Chambers, Adrianna Burnett, Josie Ayala, Anna Martinez, Veronica Johnson, Ed Christensen, Erin Christensen.

Financial Report:

Treasurer Cal Chambers reported that the working balance of the peso account for the end of February was \$100,645.72. The month end balance of the dollar account was \$32,454.86.

Open Discussion:

Anna Martinez said that Patricia De La Lama is renting the house across the street from her and Patricia does not give the rules to the renters. Also, the house next door to her, (black door), is being rented by Ray. It is owned by Giovanni and Ray should not be renting it.

Dana said she talked to Patricia De La Lama about renters that Patricia had during the SCORE Race, the renters swept their trash out of the back of their pick-up truck and left the trash on the street.

Erin Christensen said she thinks that our maintenance man, Jose, could use help sweeping up the sand after the sand storms. She did research on machines that can pick up sand and showed the Board a copy of two different machines; one that is pulled by a Polaris the other is pushed manually. Annie said that if we get a machine it can be stored in her garage. President Annie Carlin said that the Board will discuss.

Erin Christensen asked if we want the coconut/pineapple vendors in our community. The consensus was that we do not. If we see them in the community we should ask them to leave. They can be on the beach but not on community streets.

Josie Ayala reported that she delivered the letter to CFE stating our concerns about electrical outages on February 20, 2017. Josie delivered the letter to Lorenzo, a CFE engineer, he stamped a copy to verify that he received it and gave a stamped copy back to us. Lorenzo said he would give the letter to his superiors. Josie said she has Lorenzo's telephone number and can call him directly to report an outage and to check on progress of repairs.

Erin Christensen asked if she should order more RF cards. She has 25 cards left and it takes 3 weeks to get the cards. The group consensus was that she should wait until Samana Santa is over and see how many cards she has left. Ana Martinez asked for an additional RF card, Erin Christensen said she may need to wait until after Semana Santa. She said she may order another 50 cards at that time depending on how many are left.

Old Business:

1. **Status of ACTA:** Ed Christensen reported that it is not ready yet, he is waiting for the Spanish translation. Adrianna Burnett said that Josie Ayala is now back from the states and she and Josie will work on the translation.
2. **Condo Issues:** Annie Carlin reported that she and Cal have not been able to catch Maciel to talk to him about the condo issues; draining of the pool, status of condo dues and road congestion in front of the condos. Cal Chambers will continue to try to catch him. Josie Ayala said she has Maciel's phone number and will help Cal make an appointment.
3. **Sewer Pump:** the installation of the pump has been delayed until a needed part can be obtained. Installation will occur after Semana Santa. The repairs to the septic tank have been completed.
4. **Security Committee:** Annie Carlin reported that the scope of the security committee will include any security issues including abandoned cars, dripping faucets, etc.
5. **Gate Cell Phone Access:** Ed Christensen reported that he is still working on getting the system to work.
6. **New House:** Ed Christensen reported that the new house is not finished yet but it looks like they are finishing up inside. He will check with the owner to get an estimated date of completion.

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New Business:

1. **Articles of Incorporation Translation:** Ed Christensen reported that he took the translated document to Yolanda, the translator, and had her stamp each page to verify that it is a legal translation.
2. **Upcoming Events:** Annie Carlin reported that the NORA race is April 21 – 27. It is not centered in San Felipe so she doesn't think it will have a large impact on the community.
3. **Dumpster Pick-ups:** Ed Christensen would like us to post a sign at the dumpster stating that it is for dues paying members only. He will email his proposed wording to Adrianna Burnett for consideration by the Board. Josie Ayala will translate the sign into Spanish. Ed also suggested that we have Jose make a screened-in incinerator area for the burning of boxes and paper.
4. **Extra Dumpster Pick-up:** Cal Chambers reported that he has arranged for an additional trash pick-up on Monday, April 10th and Monday, April 17 to handle the extra trash from vacation renters.
5. **Security Guard for Semana Santa:** We did not have a Security Guard for the SCORE Race, the person, Martin, we had reserved for that weekend had a family emergency and we were not able to find a replacement. Annie Carlin contacted Martin about Semana Santa, he is not available. Lauralee Chambers contacted AGA Security and they will be able to furnish a guard that speaks some English for Semana Santa. We will hire the guard for Thursday through Sunday, April 13 – 16. Thursday through Saturday the hours will be 11:00 am – 7:00 pm, Sunday the hours will be 11:00 am – 3:00 pm. Josie Ayala agreed to meet Lauralee and Cal at the front gate the first day to give instructions to the guard in Spanish to make sure he understands what we want. We want the guard to ask anyone that does not have an RF card and wants to access the community if they are renters, who they are renting from and contact information of the rental agency if they have it. If they are not renters or the owner of the rental is not on our known list of rental agents the guard will tell them to contact their rental agent for access to the community.
6. **Abandoned Car:** President Annie Carlin would like to ask the owner of the abandoned car that is in front of Jesus and Stephanie's house to remove the car. It is an eyesore and takes up needed parking space. Anna said the owner of the car is the owner of the house that Jesus and Stephanie are renting, Maria Rodriguez, she lives in Long Beach, CA. Annie asked Adrianna Burnett to contact Maria Rodriguez and have her remove the vehicle.

A call for adjournment was given by Annie Carlin, seconded by Josie Ayala. The meeting was adjourned at 11:00 am. The next meeting will be held on Monday, 8, 2017.

Submitted by A. Burnett, Secretary

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COLONOS LA HACIENA ACTAS DE LA MESA DIRECTIVA DEL 20 DE MARZO DE 2017

La sesión se inició por la Presidente Annie Carlin a las 10:00 AM. Se contó con la presencia de: Annie Carlin, Lauralee and Cal Chambers, Adrianna Burnett, Mike Sperry, Veronica Johnson, Richard Johnson, Ed Christensen, Lucy Diven, Sue Clark y Jim Hendricks.

El informe financiero fue presentado por el Tesorero Cal Chambers. El saldo de la cuenta en pesos para finales de febrero fue de \$47,281.67, y al final del mes el saldo de la cuenta en dólares fue de \$36,386.02.

Debate abierto:

Mike Sperry nos sugirió formar un comité de seguridad, Adrianna Burnett, Sue Clark y Mike Sperry se ofrecieron voluntariamente para servir en el comité.

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Jim Hendricks preguntó qué sucedió con el guardia de seguridad, Annie explicó que el guardia fue contratado por un par de semanas, justo después de que la reja de seguridad entró en funcionamiento, La Mesa Directiva planea contratar un guardia de seguridad para protección de la comunidad el fin de semana de las carreras SCORE y Semana Santa.

Ed Christensen informó que está trabajando en un sistema de teléfono celular que permitirá abrir la reja de seguridad desde su teléfono celular. Él está teniendo problemas para conseguir que el sistema funcione, pero seguirá trabajando en eso. Ed compró el sistema con su propio dinero, porque él no sabía si él podía conseguir que funcionara.

Temas Anteriores:

1. Ed Christensen le dió a Adrianna Burnett la lista de nombres y números de contacto de las personas que se ofrecieron a servir como contactos de emergencia. Adrianna escribirá la lista y la publicará en el tablero para boletines que se encuentra en la entrada de la reja de seguridad para los bomberos y la policía en caso que necesitan acceso a la comunidad.
2. Annie Carlin informó que la arena de la playa se ha movido del área detrás de las palapas, más alejada de las escaleras para desalentar a la gente de acceder a la playa en ATV's.
3. Adrianna Burnett informó que la traducción jurídica de los artículos de incorporación de la HOA se ha completado.
4. Adrianna Burnett informó que Erin Christensen seguirá estando a cargo de la distribución de tarjetas de RF para la puerta de seguridad hasta el 1 de mayo. A partir del 1 de mayo Adrianna estará a cargo de la distribución de tarjetas. Cal será entrenado sobre cómo distribuir las tarjetas de RF.
5. Ed Christensen informó de que él y Erin están trabajando en la elaboración del Acta y estará lista pronto. Llevaran con ellos a algunos miembros de la Mesa Directiva cuando vayan a Mexicali para presentar el Acta ante al notario.

Temas Nuevos:

1. A partir de la reunión de Abril, las juntas de la Mesa Directiva se llevaran acabo cada segundo Lunes de cada mes.
2. Adrianna Burnett informó de que los próximos eventos en San Felipe serán Las Carreras SCORE del 3/30 - 4/2 y Semana Santa del 4/9 - 4/16.
3. Annie informó que ella y Cal van a reunirse el próximo mes con Carlos Maciel sobre cuotas adeudadas por dueños de los condominios, daños a la propiedad y el exceso de agua de uso cuando se vacía la piscina, así como la congestión vial en frente de los apartamentos. Vamos a pintar el bordillo de la acera en frente de los apartamentos de blanco para indicar estacionamiento temporal, el estacionamiento permanente será al otro lado del edificio en sitios designados, que deberá contribuir a la congestión de las carreteras.
4. Un contenedor de basura fue entregado el 1 de marzo para los huéspedes, se encuentra cerca de la entrada a la comunidad. La basura se recogerá los Jueves. La Mesa Directiva supervisará la situación de la basura y si es necesario se pedirá que se recoja los Lunes también.

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La Presidente, Annie Carlin pidió que se levantara la sesión y fue secundada por Lauralee Chambers. La sesión se levantó a las 10:50AM. La próxima reunión será el Lunes, 10 de Abril del 2017.

Presentada por Adrianna Burnett, Secretaria.