

## *Colonos La Hacienda S.A San Felipe, Baja, México*

Minutes of Board of Directors Meeting

April 14, 2015

Christensen Residence: Richard and Veronica Johnson, Erin Christensen, Annie Carlin, Roy and Ginny Dencklau, Bobbi and Steve Wirth, Josie and Carlos Ayela,, Nancy and Bobby Hernandez, Anna Martinez, Ted Karam.

The meeting opened at 10:00 a.m.

Erin Christensen read the minutes; they were approved as read.

Annie Carlin gave the financial report: at the end of March - dollar acct: \$ 23,176.25 USD, peso acct: NM \$29,706.66 pesos.

Annual assessments for 2015 have been made on 29 houses; 2 are partial payments. None of the houses used as rentals have yet been paid. Mr. Echeverria, our accountant, has suggested to Annie that for our own accounting, a semi-annual rather than quarterly report is sufficient, since we have few variable expenses. She reports the monthly peso and dollar balances at our board of directors meetings, which are posted on the website monthly. It was decided that hereafter, the complete accounting report will be made semi-annually.

Welcome to Anna Martinez, our newest home owner.

Old business:

1. Richard had La Hacienda's water tested, it is potable.
2. Ed reported on the ADM internet system -Pablo is still working on it, city is still having trouble with fiber optics. It works pretty well right now.
3. Traffic issues: The cul-de-sac above the beach palapas is getting damaged. Vehicles are being driven through there from the houses to the beach, over the beach wall. A couple of wire fences can prevent this without restricting foot traffic to the beach. Some wire was left over from previous fencing projects. Also, the road next to Anna's new house (the former Moore residence) is still being damaged by ATV's. We will make signs for where ATV access will be next to condos and at entrance. Erin made a motion for the architectural committee to do a survey to determine what can be done with wire fences, Annie seconded, passed.
4. Entrance gate: it will be closed at night this quarter. We will notify residents before this happens.

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New business:

1. Ted suggested putting a lien on one house to force payment of dues. We discussed and several members were against using \$1500 (approximately) for this right now. It was decided that we will continue to monitor the home sales to make sure that outstanding dues are paid up at time of sale, and to encourage everyone in a positive way that we want to be a community and work together.
2. Josie suggested a welcome committee to welcome people, including renters, and to let them know the ATV etc. rules: Josie, Carlos, Nancy, and Anna agreed to be on this committee.
3. Roy reported that the Peterson wall is too high, it was not built according to the plans submitted. Ed will talk to the Petersons about the situation.

There was a motion to adjourn by Bobby, seconded by Annie, motion passed. The next meeting will be on May 12 at the Hernandez home.

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

*minutes by E. Christensen*