

COLONOS LA HACIENDA SAN FELIPE A.C.
BOARD OF DIRECTORS MEETING 5/12/15

Attendees: President Richard Johnson, Treasurer Ann Carlin, Acting Secretary Virginia Dencklau, Chair of Architectural Committee and Member-at-Large Roy Dencklau, Member-at-Large Kay Schlempp, Veronica Johnson, Bob & Nancy Hernandez, Steve & Bobbi Wirth, Ted & Mary Karam and Anna Martinez.

The meeting was called to order at 10:10 a.m. at the Hernandez residence.

President Johnson noted there were sufficient officers present for a quorum.

Prior Minutes: The minutes of the April 14, 2015 Board of Directors meeting were read by Acting Secretary Virginia Dencklau and were approved as read.

Treasurer's Report: Treasurer Ann Carlin reported that the Colonos La Hacienda current balances are as follows: 81,541.89 in the peso account and \$19,746.25 in the dollar account, with one check outstanding.

Treasurer Carlin went on to state that it is difficult to predict future expenses because of the problem she is having receiving current invoices for the Development's lights, water and sewer pumps.

Looking ahead to the next four months, Treasurer Carlin stated it will be necessary to set aside 58,720 pesos to cover salaries. She went on to state she will be leaving the bank books with Secretary Erin Christensen in her absence.

The Treasurer's Report was approved as read.

Open Forum (New Business):

Barbed Wire Fence: Regarding the barbed wire fencing discussed at the last meeting, Chair of the Architectural Committee Roy Dencklau presented to the committee a Barrier Fence Proposal prepared by Vice-President Ed Christensen and his wife, Secretary Erin Christensen, copies of which were passed out to the attendees. The proposal included a detailed map of the area, with proposed fencing noted in bold black and keyed to block numbers. The U.S. Home Depot's estimated cost for materials to complete the perimeter was \$1158. Member-at-Large Kay Schlempp suggested purchasing the fencing material in Mexicali to avoid paying the tax.

President Johnson suggested constructing the fence in sections and stated this is a "stop gap" measure to prevent people from running over the water lines, we are currently doing "fact finding." He also stated he had recently visited a local hardware store, and had checked on the price of barbed wire. He said it was a little bit more expensive (\$10.00 more a roll), but it might be worth buying locally. We need three rolls of wire.

Nancy Hernandez suggested using rocks instead of barbed wire for appearances sake.

Steve Wirth stated he has tools available that would be helpful in constructing the fence, including a fence stretcher.

Arch. Chair Dencklau suggested an ATV beach/desert access sign be erected before the first cul-de-sac from the entrance.

A motion was made by President Johnson and seconded by Treasurer Carlin to put up a fence in the areas indicated on the above-described map, using rocks where possible in the smaller areas, and wire on the long stretches. Ayes: President Richard Johnson, Member-at-Large Kay Schlempp and Treasurer Ann Carlin. The Treasurer also stated Vice President Christensen and Secretary Erin Christensen had requested in their absence she vote in their stead in favor of the fence. Nays: Acting Secretary Virginia Dencklau and Member-at-Large Roy Dencklau. Motion carried.

President Johnson stated he will obtain more estimates on the cost of materials and movement of rocks.

Front Entrance Road Work: Bob Hernandez stated there are approximately 400 bricks in front of the entrance where you come in that need to be replaced.

Treasurer Carlin suggested that until the repairs are made that the gate leading to the area that needs repair be closed and locked, and the gate next door be opened for use until the maintenance is completed.

President Johnson stated interlocking bricks would be better. He will do some research on prices of various types of brick.

Bid for Overhang at Gate Entrance Roof

Arch. Chair Dencklau stated portions of the overhang at the gate entrance are sagging. A bid for repairs has been submitted by Engineer Alejandro Corrales Torres in the amount of \$3300.00. It was the consensus of the attendees that more bids be obtained, and also consideration be given to the possibility of putting in a brace.

Presentation by Member-at-Large Kay Schlamp

*New Owner Contact Information. Ms. Schlamp indicated there are currently six new changes of ownership. She passed out a form to be completed by each new owner which needs to be legible and to be handed in to President Johnson or Treasurer Carlin. She also emphasized the necessity of obtaining decipherable e-mail addresses which can be used in the future in lieu of postage stamps.

*Information Handout to Renters. Ms. Schlamp indicated that she, along with a friend that speaks fluent Spanish, had put together a handout in English and Spanish of rules we requesting them to follow. She suggested these handouts be placed on rental houses, and that a signed second copy be obtained from each renter. The Welcoming Committee will attempt to handle this duty.

*Car Flyers. Ms. Schlamp suggested a flyer regarding parking rules be placed on the windshield of every car that enters the development and parks illegally on holiday weekends.

*La Hacienda Website (colonoslahacienda.ipage.com). Ms. Schlamp is requesting more pictures and information for the website. She also passed around a current usage statistic graph and monthly summary indicating the number of people downloading or looking at the website.

Arch. Chair Roy Dencklau read from Article 2.2 of the By-Laws:

“This Association is the successor in interest to the Civil Association established by Subdivision Developers: ‘Promotora Villa De Las Palmas, S.A. De C.V.’ and ‘Promotora Del Desarrollo Del Mar De Cortez, S.A. de C.V.’ on 16 March 1993. No other homeowners Association that is created in the future, apart from this one, should be recognized.”

Arch. Chair Roy Dencklau also brought to the attention of the committee that a big black water tank was overflowing at the base of the La Hacienda reservoir. The valve has been closed, and since then it has not been overflowing. He also stated that there is a water pump in the condos area that is running approximately every 10 minutes and is leaking water every day. He went on to state that someone has constructed a barrier to divert the leak from the sidewalk, but it is still leaking. He passed around photos of these problem areas.

The next meeting of the Board of Directors will be held on June 9, 2015, at 10:00 a.m. at the residence of Veronica and Richard Johnson.

There being no further business to come before the Board, a motion was made by President Johnson and seconded by Treasurer Carlin to adjourn the meeting at 11:33 a.m.

All ayes; motion carried.

minutes submitted by E. Christensen