

Minutes of La Hacienda Board Meeting January 15, 2012

Present: Roy, Annie, Ed, Erin and Dick by phone

1. Budget report for 2011: Total receipts for the year were 463,000 MP. Total expenditures were 453,000 MP. Dollar account income was \$7060, expenses \$6528. We discussed the success of restricting water to homeowners who had not paid, and will continue it this year. We did not spend to the proposed 2011 budget, but collections did not reach proposed budget either. We had some extra expenses for the water and sewer systems, and were able to cover them with HOA dues collections. Ed will look over the year-end report submitted by Annie, and put together a proposed budget for discussion at the yearly homeowners' meeting.
2. Billing for 2012: The board voted unanimously to remove the discount for early payment of HOA dues for 2012. This will help us collect extra funds for needed upkeep items. Billings are currently being mailed out.
3. General Meeting: a date for the general homeowner's meeting was discussed. Washington's birthday weekend seemed the best choice, so the meeting was scheduled for February 18.
 - a. We will need to elect a new president as Marissa will not be eligible to act as president again.
 - b. Annie will find out the requirements for filing the HOA monthly reports
 - c. Ed and Erin will meet with Marissa this week to make sure that the board members are all registered with the HOA, and that the bank address is changed to San Felipe.
4. Gate repair: It was decided that rather than try to repair the present sliding gate, which is subject to being made inoperable by sand, we will save up for a swinging gate with keypad. Annie will find out costs and information from other HOA owners in San Felipe.
5. Labor costs: We discussed the advisability of letting our two workers go. Their salaries have been our largest expense item for the past year. It was decided that the security man would be dismissed, to be replaced by the security gate as noted in #4. We will make arrangements for a gardener to come two days a week to start, and see if that will be enough for the needs of the subdivision. Annie will monitor the gardener when one is hired.
6. Other: Annie will check with the trash company to see if another pick-up is needed. Ed will speak with Arturo about not having the Casitas use the trash can, since they don't pay dues. Also, the idea of a neighborhood watch was again brought up, with the idea that homeowners can monitor other homes for signs of trouble. We need to have a phone tree among full-time residents. No action was taken.

Meeting was adjourned at 6:10 p.m.