

Colonas La Hacienda, San Felipe. A.C

BOARD OF DIRECTORS' MEETING: 30 April 2014

The meeting came to order at 3:20 p.m. at the Carlin residence

Attendees: Pres. Richard Johnson, Treasurer Anne Carlin, Acting Secretary Virginia Dencklau, Roy Dencklau.

Prior Minutes: None to be read.

Treasurer's Quarterly Report: Treasurer Anne Carlin

Mar. 31, 2014 - total in peso account N\$64,851.74 pesos;
total in U.S. dollar account \$29,455.20 USD.

and

April 30, 2014 - total in peso account N\$49,762.22 pesos;
total in U.S. dollar account \$30,981.03 USD.

The treasurer's report was approved as read.

Unfinished Business: None

New Business:

President Richard Johnson, as the newly elected President, submitted his letter to the owners of the La Hacienda community. It will be mailed in the near future.

Enforcement of the Colonos La Hacienda, San Felipe A.C. By-Laws and the Colonos La Hacienda San Felipe A.C. CC&R's is a concern. Virginia Dencklau moved, and Anne Carlin seconded, that the By-Laws & CC&R's will be enforced as written. All ayes; motion carried.

President Johnson read from Article 16 of the CC&Rs entitled Non-Precedent, to-wit:

"Failure of the Association to enforce any provisions of the governing documents, at any time, shall not be deemed as a waiver or as a precedent for the right to do so thereafter."

The President suggested a future discussion of what qualifies as a "member in good standing."

President Richard Johnson presented a document entitled Meeting Rules, which will be available to attendees at all future meetings.

Formation of a 3-person Architectural Committee was discussed. Anne Carlin motioned, Virginia Dencklau seconded, to appoint Roy Dencklau and Veronica Johnson as committee members, with a third member still to be named. A yes motion carried. President Johnson appointed Roy Dencklau as Chairman of that committee.

Future repairs to the water reservoir, which is currently leaking, were discussed. Treasurer Anne Carlin submitted an estimate from Engineer Alejandro Torres for the cleaning, sealing and painting, of the inside of the tank, including painting the exterior, in the total amount of \$6,550USD. Mr. Torres has stated that water tanks would be made accessible to the community during the repairs so that a continual water supply would be available to residents. The Treasurer suggested the placement of a smaller container to catch incoming sand and debris within the existing water tower, as a possible option to a more permanent measure.

The meeting adjourned at 3:46 p.m.

submitted by V. Dencklau