

Minutes of La Hacienda Board Meeting Saturday, July 07, 2012

Meeting was called to order by Dick Botkin at 9:00 a.m.

In attendance – Dick Botkin, Roy Denclau, Ed and Erin Christensen

Discussion from May meeting:

Ed requested clarification on why the proposal to Victor concerning the finalization of his subdivision had been tabled. Ed reiterated the reasons why we should move away from Victor's management of the subdivision and look into city of Mexicali control. **Dick** will send a letter to Victor, letting him know that the homeowners are willing to release him from installing road signs, lighting and sidewalks, and requesting a proposal for the membership to approve. He will also add a request for the 'as approved' specifications for the sewer system. **Ed** will find out if Leticia Hernandez has those specs as part of the original development plans.

Roy reported that he has not been able to get any information about the process San Francisco subdivision used in getting incorporated into the municipality. He also reported that a U.S. organization, CERT, which sets up emergency management programs, is going to start working with the local government in San Felipe.

Dick will send out letters to homeowners about the termination of dumpster services at the end of July. Homeowners can set up individual accounts for weekly service if they wish. **Ed** will send a fresh copy of membership data to Dick.

New Items:

Financial report: Ed presented the second quarter financial statement, and a projected end-of-year balance based on current income. He also presented a list of homeowners who paid in 2011 but not in 2012, and it was decided that these would be the best to start with for requesting dues payment. **Dick** would contact by phone those with U.S. phone numbers and **Ed/Erin and/or Roy** would contact those with Mexican addresses.

Erin reported that Marissa came to San Felipe to facilitate transferring the La Hacienda bank account from Mexicali to San Felipe. It should be done by the end of next week. We can access our account online once we have set that up. When Annie returns in October, she and **Erin** and Marissa need to go to the local Bancomer branch to set up the address change for La Hacienda.

Website: the new website address is:

<http://colonaslahacienda.com/index.html>

Ed will send Dick the phone numbers of board members to add to the website.

Dues Collection Procedure:

Dick expressed the need to document our dues collection process, and Ed described what has taken place in 2011-2012. That process has been:

1. In January, send out an invoice to each homeowner by mail, indicating the amount due and the due date. A penalty is announced for non-payment by due date – the restriction of water to the home. Instructions for sending money for both a U.S. address and a Mexican address are included.
2. In March, a second notice is sent to those who have not yet paid, reminding them that payment is due the end of March.
3. A notice is put on homes to notify them of impending water restriction.
4. In April, water is cut off to all homes which are not current on dues. (It was explained that in some instances, this is not possible as the water shutoff valve is not accessible.)

Discussion:

Dick said that it would be helpful if the instructions for sending money would be included at each of the above steps, rather than just number 1.

It was decided that we should begin the billing process in November, with payment due the first of January, delinquent March 31. A suggestion of giving a discount for early payment was made, but no vote was taken.

Ed will find out if we can put liens on titles so that in the event of a home ownership transfer, the homeowner's dues will need to be paid as part of the escrow process.

We discussed the idea of water meters on each home. Ed and Roy expressed concern about the difficulty and expense of installing and monitoring them.

Roy suggested that an entrance security gate will have the best effect of forcing dues collection, by restricting access to those who have paid the current year's dues. All concurred. Per Ed's projected budget plan for 2012, we will have enough money to start that project this year. Dick expressed that further analysis was needed before we commit to the gate project for 2012.

The procedure will be refined with further discussion at our August Meeting.

In October, we will evaluate our budget and if possible begin the plans for a phased security gate at the entrance.

Our next meeting will be August 18th at 9:00 AM at the Botkin house.

The meeting was adjourned at 11:40 a.m.