

Colonos La Hacienda

COLONOS LA HACIENDA SAN FELIPE A.C.
BOARD OF DIRECTORS MEETING 9/9/14

Attendees: President Richard Johnson, Veronica Johnson (Acting Treasurer for Ann Carlin), Virginia Dencklau (Acting Secretary for Erin Christensen), Chair of Architectural Committee Roy Dencklau and Bob & Nancy Hernandez.

The meeting was called to order at 10:00 a.m. at the Johnson residence.

Prior Minutes: The minutes of the August 12, 2014 Board of Directors meeting were read by Acting Secretary Virginia Dencklau. The minutes were approved as read.

Treasurer's Report: Acting Treasurer Veronica Johnson reported that she was in the possession of a check payable to Engineer Alejandro Corrales Torres in the amount of \$1,437.00 representing the last payment for repairs to the water reservoir. This will bring the total to \$18,469.00 paid to Senor Torres. It was also reported that President Johnson had not yet been reimbursed for the amounts he paid in advance: \$2,534.22 (which was put on Richard Johnson's credit card) for a new water reservoir pump, the duty of 4,954 pesos and \$90.00 in gas, or a total of \$3,118.22. The grand total cost for the water reservoir repair now stands at \$21,587.22.

Ms. Johnson also reported that during her time as Acting Treasurer, she collected \$5,157.49 in checks which have been deposited into the Association's Bancomer account; and she has also collected \$1,100 in cash, which she will be handing over to Treasurer Ann Carlin for deposit upon her return to San Felipe in October. The Acting Treasurer has collected a total of \$6,257.49 on behalf of the Association in the Treasurer's absence.

The Acting Treasurer's report was approved as presented.

Architectural Committee Report: Discussion was had concerning the staircase leading to the beach which is located next to the home of Ted and Mary Karam, but is owned by Colonos La Hacienda. It was brought to the attention of the Board that the gate to the staircase is kept locked by the Karams for security reasons, and the President assigned the Chair of the Architectural Committee to suggest to Mr. Karam that he provide gate keys to associates of Colonos La Hacienda upon request.

New Business

It was brought to the attention of the Board by President Johnson that the sewer pump on the east side walkway is not in working order and in need of immediate repair, due to the danger of overflowing. He has asked the maintenance man to relay that information to Engineer Torres with the request that he investigate the problem and submit an estimate. Arch. Chair Dencklau also made the observation that the sewer pump is aging and parts may no longer be available. A suggestion was made to hire a tank truck to pump out the sewer contents so the pump can be inspected.

The President also stated he had spoken with Victor Rodriguez by telephone the week before the meeting and they had agreed to meet personally the next time Senor Rodriguez is in town. President Johnson went on to state he had previously spoken with Gabriel Posada (Victor Rodriguez's partner) who was also receptive and willing to work with Colonos La Hacienda; and that he had also had a

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brief meeting with the manager of the Condos, Juan Carlos Maciel, concerning financing repairs on the water system.

Nancy Hernandez requested permission to represent the Board and meet with the Chief of Police with a request that the police patrol the development at least twice a week. It was noted this would be especially helpful during weekends and special events. A motion was made by President Richard Johnson and seconded by Acting Treasurer Veronica Johnson to give Ms. Hernandez that authority. All ayes; motion carried.

President Johnson passed out and read from a document he had prepared setting forth portions of the Colonos La Hacienda By-Laws, to-wit:

Article 9 (Administration of the Association), Secs. 9.4 - 9.6

Article 10 (Duties of Directors), Secs. 10.1 - 10.6

Article 11 (Governing Documents), Secs. 11.1 & 11.2

Article 14 (Obligations of the Board of Directors), Secs. 14.1 - 14.6

Article 15 (Powers of the Board of Directors), Secs. 15.1 & 15.2 and

Article 16 (Committees), Sec. 16.1 (Architectural Committee)

He placed special emphasis on Article 9, Sec. 9.4 (Compensation and Conflict of Interest):

“No Director shall receive compensation for any service rendered to the Association. However, any Director may be reimbursed for actual expenses incurred in the performance of such duties. No Director may take part in discussion or vote on issues that could be perceived as a conflict of interest. No service contracts entered into with independent contractors shall be awarded to a Director, a relative of a Director or any business owned by a Director or any business owned by a person directly related to a Director.”

President Johnson stated a letter will be e-mailed to all associates in English and in Spanish, quoting the above-referenced portions of the By-Laws, together with a report on the condition of the sewer system and an estimate of repair/replacement costs after he receives that information from Engineer Torres.

The necessity of an updated website accessible in both English and Spanish was discussed.

President Johnson also stated he will be sending an interim e-mail from his personal desk to all associates, requesting updated addresses, e-mail addresses, telephone numbers, etc. for the purpose of updating those who have a personal interest of situations involving the community.

President Johnson also stated Ted Karam had volunteered to do translating from English to Spanish.

President Johnson also passed out and read from a copy of a Colonos La Hacienda San Felipe, A.C. newsletter dated “Fall 2008.” He read from portions of the newsletter, including the following paragraphs:

“15 Feb. 1993. Victor Manuel Rodriguez Silva, Fernando Jose Rodriguez Calderon, and Fernando Montana Moreno formed their civil association (with its by-laws) with Notario #9, Lic. Carlos Enriquez de Rivera. Thus, Colonos La Hacienda San Felipe, S.A. became a legal corporation.”

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"12 Nov. 2008. The 26 May 2007 meeting minutes including the newly elected board of directors will be registered with the Registro Publico as soon as some discrepancies in the history can be corrected. Colonos La Hacienda San Felipe, S.A. is now a legally registered civil organization. A copy of the registered by-laws, and an English translation, will be available soon. The board of directors is now empowered, under Mexican law, to enforce collection of all monies owed. This permits the board to take legal and administrative actions to collect past, current, and future dues."

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"The most urgent concerns are payment of the electric bills for the water and sewage pumps! Failure to maintain these systems will result in no water for residents and sewage spilling onto the beach. Because of these aging systems, our next concerns are their repairs. Other immediate costs were due to the several storms in September that blew over trees and piled sand in the streets. Costs to remove these and some of the trash, to maintain a garbage collection bin, and pay for a part-time maintenance worker have depleted our funds."

It was noted that the aging water and sewage pumps, payment of the electric bills and depletion of funds were already a concern in 2008.

President Johnson noted that the necessity of payment of dues, changing negative attitudes and the gaining of confidence in the community were all very important issues.

Unfinished Business

Members and Chairs are still needed for the following committees: Financial Comm. (Chair. Ann Carlin), Infrastructure Comm. (Chair. Richard Johnson), Landscape Comm. Chair., Communications Comm. Chair., Security Comm. Chair., Legal Comm. Chair., and other special committees as needed. In addition, the following tools are needed: blower, palm tree saw and 25 foot ladder, together with a storage area and meeting place.

The electrical underground circuitry presently covered with a board and orange cone at the end of the street on Calle Nicolas Cardona was again reported to the electric company by Nancy Hernandez.

The next meeting of the Board of Directors will be held on October 14, 2014, at 10:00 a.m. at the residence of Bob & Nancy Hernandez. The President stated it is an open meeting and an open forum for whoever wishes to attend.

There being no further business to discuss, the meeting was adjourned at 11:50 a.m.

minutes courtesy of V. Dencklaw (Acting Secretary)