

Minutes of Board of Directors, La hacienda Friday, March 9, 2012

Dick Botkin's home

Present: Dick, Ed, Erin, Annie, Roy

Agenda:

1. Victor's proposal: What are the benefits of being transferred to the municipality of Mexicali? We would pay less for HOA, because we will not have to pay electricity for water. City will take care of trash. **Roy will check into how trash will be picked up.** Our concern – who will pay for upgrades to sewer/water before city takes it over? Also – is there a past-due water bill? Any negotiations with Victor need to put the responsibility on him for these two issues.
2. In discussions with Letizia, she said that any changes to original proposal must be filed by Victor. Also, HOA can't deal directly with municipality – we must go through Victor.
3. Specifics that we need to discuss – changes to Victor's proposal. He needs to give us a list that we will either accept or reject.
4. No trade with Victor – non-negotiable issue as far as past maintenance fees paid by him as the developer.
5. Pool/club is an idea Victor can do but not part of negotiations. Is clubhouse part of original LaHacienda plans?
6. We need to make sure that Victor does not make Phase II into a separate development – it needs to stay part of La Hacienda.
7. Security – when we are turned over to municipality, will we be able to have a gate/guard? Annie will find out if other subdivisions are part of city.
8. **Dick will put together a counter-proposal for Victor. Ed will give him the list as printed in the newspaper.**

Other items:

1. How to collect past dues from sale of homes. Juan Carlos has said that this will be regulated only when real estate is regulated. Our only recourse right now is to go to realtors and let them know that payments are due. Also, new owners need to get by-laws and CCRs. **Roy will follow up to find out how this is being handled.**
2. Article 6.2 of by-laws: Price of Christensen's home should be \$550. **Annie will credit us \$420 for two years. Annie will check other homeowners.**
3. Financial report: Annie Balance: pesos 180,880.30 Dollar 1081.04 As of today: 19 lots, 26homes, 2 condos have paid so far.
4. Maintenance: Annie requested to require Jose two days a week, Monday and Friday, 7-3 to water and landscaping. He will also empty trash bin on beach and clean around dumpster. \$80/week. **Approved.** Also, she requested to hire a frontend loader to remove sand from Lucy's house and dump into another spot. Ed asked why are we paying to remove sand from a private lot? **Annie will get a quote and we will decide if we want to do this as individuals.**
5. Maintenance: **Ed will go to look at the street which is being ruined by four-wheelers. Also, Ed will check into the sinkhole by our home, then talk with Jose to see what needs to be done. Ed will check on prices of bricks for roads. Ed will remove any dead trees.**
6. Schedule next board meeting – Sat. April 21st. 9:00 a.m.
7. Schedule next homeowners' meeting – left open until April meeting.

Meeting adjourned 10:50 a.m.