

# Minutes of the La Hacienda Homeowners' Association held Saturday, February 18, 2012

11:00 a.m.

Christensen residence

## Order of the Day

1. Welcome: Ed Christensen, Vice-President
2. Name the President of the Meeting and the Secretary of Record: Ed Christensen and Erin Christensen
3. Test for General Assembly (51% associates in good standing): failed
4. Fifteen minute wait: Jorge de la Lama gave a presentation of the new La Hacienda website. [www.lahaciendahoax10.mx](http://www.lahaciendahoax10.mx) He suggested that people can rent space on the website for advertising home rentals, which can be income for the HOA.
5. Bring to order 2<sup>nd</sup> summoned assembly
6. Review of 2011 activities: Ed Christensen.
  - a. There were two significant maintenance issues last year – the sewer lift pump broke and the water well pump motor burned out. The second issue is caused by a voltage problem, which needs to be studied to see if it would be financially advisable to fix it or not. The gardener did a lot of repairs to the existing sprinkler system, and trimmed the palm trees at the entrance. Members of the board met with Letitzia Hernandez, the sub-director of urban development for Mexicali, concerning the eventual handover of La Hacienda to the municipality of Mexicali. She told us that we as homeowners' would need to come to agreement with Victor Rodriguez about the outstanding items in his original contract which have not yet been fulfilled. He then would make a new contract dividing the subdivision into two parts – developed land and undeveloped land – and submit it to the municipality for approval. Victor has submitted a proposal to La Hacienda about the outstanding items which need to be finished in the subdivision.
  - b. Ed suggested that the board of directors study this proposal and bring a proposal before the HOA in a meeting to be held early this summer. Proposed, seconded and approved.
  - c. Also, members of the board met with Edgar Duenas, the sub-comandante (chief of police) in San Felipe. Some of our concerns were police protection in the subdivision, and help for night-time noise problems. He informed us that Mexicali had passed a recent noise restriction law, and that it will be enforced in San Felipe also. The law covers hours from midnight to 7 am., so we will be able to get police help during that time to restrict noise levels. Members of the HOA are in turn helping the police department with English classes.

7. Financial report for 2011: Annie Carlin. See financial report page.
8. 2012 Budget: see financial report page.
  - a. Most discussion centered on the security gate at a budget of \$8,000. This is less than the savings for the two employees and is within the quotes already received. The type of gate was discussed, but left up to the board to review the proposals and approve the gate design.
  - b. Also the amount for sewer repairs. It was explained that this was a contingency and would be spend as the system was reviewed and negotiated with Victor.
  - c. Budget Proposed, discussed and approved.
9. 2012 HOA dues: It was proposed that we keep the dues at the current level (\$550 for home, \$220 for lot), with no discount for early payment this year as has been done in previous years. This will help us to acquire a more substantial balance for needed maintenance costs. Proposed, seconded and approved.
10. Report on state filings: Marissa Velasquez. Marissa is in process of preparing the yearly filing which are due at the end of March.
11. Public relations report: Roy Denclau. He has been attending the businessmen's meetings in San Felipe, to keep us informed about issues which are of concern to them in the area. One item which is of concern to us at La Hacienda is the condition of the road from town to here. We asked that he speak with other HOA's on the south beach area, to have a coordinated voice in requesting that the road be repaired. Natalie Mora Quinones, one of the lot owners in attendance, said that her company has equipment to paint the road which she can offer labor-free, if the city will provide the paint.
12. Election of new members:
  - a. President: Dick Botkin: nominated, vote unanimous
  - b. Secretary: Erin Christensen: nominated, vote unanimous
  - c. Member at large: Steve Farris 11 votes, Marissa Velasquez 6 votes. This is a voting position. Steve was elected
  - d. Alternate member at large: Marissa Velasquez, nominated, vote unanimous. This is a non-voting position. She will continue to submit the yearly HOA reports.
13. Discuss and suggest improvement project for 2012: Ed
  - a. Water pipe and sink hole repairs on roads
  - b. Dead tree removal – Steve indicated that there is a real need to also remove some trees over the sewage disposal unit
  - c. Sprinkler repairs
  - d. Sewer clean and repair – leach lines need to be improved
  - e. Sump cover needs replacement
  - f. Entrance cleaning
  - g. Street signs – an issue if we release Victor from this obligationThese items will be considered by the board in the 2012 budget.
14. Items for next meeting; (see item 6) A request for addition to CCR's – to limit number of people in rental homes. Also, Juan Carlos Maciel indicated that there may be a debt owed to the city for water, and we need to make sure that this debt is not waived as part of our upcoming agreement with Victor.
15. Other:

- a. There was some discussion about the stray dogs. A vote was taken to give the board authority to remove stray dogs which might be a nuisance or dangerous.
- b. There is a trailer parked on lot 3, block 26 which the owner wants removed. The architecture committee will look into this.
- c. Annie will check on prices for a second trash bin and institute the least expensive alternative. Shrub trimmings should be burned. Gardeners for individual properties must remove their trimmings and not use our bins.
- d. There was some discussion about whether to open the entrance road fully, since we do not have a security guard currently. It was proposed, seconded, and approved to keep both gates open.
- e. There was some discussion about regulations for outdoor lighting on homes. The board of directors will review CCR's and determine if any further regulations need to be submitted on this issue.

The meeting was adjourned at 1:00 p.m.

Respectfully submitted,  
Erin Christensen, secretary

### Table of Voting

Proposals	Aye	Nay
General meeting for early summer	Unanimous	
2011 Financial report	Unanimous	
2012 Budget	Unanimous	
Dues @ current level no discount for early payment	Unanimous	
Keep both gates open at the entrance	Balance of votes	<b>3</b>
Give the board authority to remove stray dogs if they become a nuisance	Balance of votes	<b>4</b>
Dick Botkin, President	Unanimous	
Steve Ferris, Member at Large	<b>11</b>	
Marissa Valenzuela, Mem. at Large	<b>6</b>	
Erin Christensen, Secretary	Unanimous	
Marissa Valenzuela, Alt Mem. at Large	Unanimous	

### Action Items

<b>Item</b>	<b>Who</b>	<b>When</b>
Review and negotiate Victor's proposal and prepare for member vote	Board	Early Summer
Study electrical service for water pump	Ed	Early Summer
Change CCNR's noise curfew to 12AM	Board	1-May
Gate Proposal's	Annie	1-Apr
Promote and Influence highway repair	Roy	
Trailer removal block 26	Board	ASAP
Trash removal cost optimization	Annie	ASAP
Regulation of outdoor lighting (CCNR)	Architectural	Early Summer