

## *Colonos La Hacienda San Felipe A. C.*

General Assembly of Members in Good Standing  
At 104 Calle F Cortez, Fracc. La Hacienda, San Felipe

**10:15AM** Steve Farris called the meeting to order. Sixteen Members in Good Standing attended the meeting. Four of these were Board Members: Vice President-Steve Farris, Secretary-Betty Schulz, Treasurer-Marjorie A. Carlin, Member-at-Large-Kay Schlamp

**Welcome:** Steve Farris thanked all for coming.

**Financial Report:** Treasurer Ann Carlin explained the financial statement for 2013. Group discussed the pesos and dollar accounts and their relationships. At the end of 2013, the peso account's final balance was N\$44,883.84 and the dollar account final balance was \$16,671.88. See attached statement. A pie-chart shows the percent of monies (pesos plus dollars converted to pesos) used for the many expenses.

**Comments and discussion:** Roy Dencklau thanked the small core of concerned residents who have pitched in to help make repairs and clean up La Hacienda His survey of La Hacienda shows that 83 houses are completed in the development. If all of these paid their required dues of \$550 per year, we would have \$45,650 USD. This does not include those who have several apartments in their single building. He stated that our biggest concerns are the overuse and poor condition of the water and sewer systems. If these fail and sewage contaminates the beach and other areas, the development can be shut down and all residents locked out by the health agency. Roy asked that those with any concerns call or e-mail him via the information on his business cards which he made available.

- Ed Christensen and Dick Bodkin did a lot for La Hacienda maintenance while they were here.
- Dick Bodkin contributed a laptop computer with QuickBooks for use in our financial accounting. (Ann and Kay will work to set up a system for keeping the data timely and produce quarterly reports.)
- Dick Bodkin started a web site for La Hacienda which Kay will learn to continue.
- Richard Johnson and Steve Wirth have been shoveling the sand that has accumulated on the streets from the winds and the careless ATV riders.
- Steve Farris has installed the barbed wire fences that are now protecting our curbs and empty lots from erosion by the ATV riders.
- Steve Farris cleaned trash from many lots.
- Steve Farris paid to have the unfinished restrooms on the Malecon cleaned and iron bars placed on them. These were an eyesore that attracted unwanted visitors who used them for toilets, trash, or drug use.
- Steve Wirth replaced the irrigation line in the middle of the main street for its last 100+ feet.

Roy, Ann, and Steve Farris described the many repairs that have been made in the past year, 2013:

- Water reservoir has been re-supported by placing sand under the sides and corners and building a cement bloc wall to keep that sand in place more permanent than before.
- The door on top of reservoir was replaced after a protective door frame was made for it.
- The float that controls the water flow was replaced.
- Several storms caused major damages to streets that were repaired on three occasions.
- Sewer lines across the beach side of La Hacienda to the holding tank on the Malecon were replaced.
- Three metal doors were replaced on this Malecon holding tank.
- Sewer line from holding tank to main sewage treatment plant in front were pumped clear of sand for first time since 1985+.
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- Stairs and hand rails down to the Malecon and then to the beach have been repaired.
- The road into the middle of the development has been repaired. This included a wall to stop traffic, particularly ATVs that were also destroying the beach wall as they jumped onto the beach. This will also redirect the water flowing down the street into the middle area.
- Also, in 2014, a new electric meter will be installed to control ONLY the five street lights; the Kilometer-1 restaurant is no longer connected to the street lights' meter.
- These street lights have been rewired for 110 Watt bulbs, thus reducing the electric costs.

Attendees discussed these concerns with La Hacienda:

Owners who rent out their houses and do not pay dues:

Those who rent out their houses are never here, yet rent to people who are noisy, destroy the area and leave trash which blows through out the development. Kay explained why putting liens on properties of those who do not pay their dues was not feasible. Liens and their enforcement are costly and we have had bad experiences with the lawyers available for this. One suggestion is to publicize the names of owners who do not pay dues.

Betty Schulz reminded the group that, here, it is easy to accuse and sue a person who slanders another person. She described three past incidents of her husband receiving a subpoena to appear in court that evening or suffer the consequences of contempt of court.

Roy described a new law that requires those who rent out rooms or houses to register with the government. This also requires that each renter complete an application form. This will be researched further.

The group asked for monthly HOA Board meetings on a Saturday, with Members in Good Standing permitted to attend and voice their concerns.

### **Septic/Sewer system:**

The septic treatment plant in front is being pushed off its foundation by the encroaching sand dune and one chamber has a large hole. This can be remedied temporarily by removing the sand and erecting a wall to hold it back; however, a whole new, modern septic treatment system is the best solution. The temporary solution is estimated to cost \$3,000 USD, whereas the cost of a totally new modern septic treatment system is estimated to be 30,000 USD. The Board Members present voted to proceed with the \$3,000 solution.

Cheri Petersen suggested using a newsletter or e-mails ask homeowners to pledge to contribute \$1000 each. Eleven attendees agreed to pledge \$1,000. Cheri Peterson and Kay Schlamp will develop a newsletter "punch list" of needs and why they are needed

Efforts to ask the city to assume our water/septic system have met with little success.

**Maintenance worker's salary:** The group voted to increase his salary, \$50, to a total of \$700 USD per month.

José is not only a skilled worker, but has worked in La Hacienda and for various owners for over twenty years. No other worker has this experience or reputation.

**Septic system:** The group voted for the Treasurer to set up a special reserve account to accept pledges of \$1,000 USD for a new septic system.

Roy and Ted Karam agreed to meet with the new mayor (Delegado) and present our particular problems.

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**Election of Officers** included 10 proxy votes, the results are:

President: Richard Johnson - 18 votes, Ed Christensen- 4 votes

Secretary: Erin Christensen - 22 votes

Member at Large: Ed Christensen - 18 votes, Richard Johnson- 4 votes

The new HOA Board of Directors is comprised of:

**President: Richard Johnson**

**Vice President: Steve Farris**

**Secretary: Erin Christensen**

**Treasurer: Marjorie A. Carlin** (Ann Carlin)

**Member at Large: Kay Schlamp**

**Member at Large: Ed Christensen**

The addendum meeting's discussion included:

Trash pick-up is now an individual homeowner's responsibility. People from the condos and outside the development were using the large dumpster we had for several years. These have been replaced by a private group that requires monthly payments to get the key to the dumpster in front of Nancy and Bob Hernandez' house. Otherwise owners can pay José to take trash or take their trash into town, themselves.

Financial Report: The proposed budget for 2014, in pesos, was changed to apply money budgeted for a security gate to be used for replacing the septic system. The group voted to accept the revised budget.

12:19 PM The meeting adjourned.

Minutes by Betty Schulz and Kay Schlamp