

Asociación de Vecinos Del Fraccionamiento
Chula Vista Norte, A.C. Board Meeting Minutes
Tuesday March 10, 2020, Avenida Veracruz #1B
10:00 AM

Present: Michael Richard Thompson – President, Allan Arthur Borchardt – Treasurer, Maria Fátima Davis Ciapara, Manuel Creixell Robina, Lorna Marguerite McIntyre Leech - Secretary, Alfred Younges Kirkland Jr.

Absent: Herma H. Buchanan, Juan Gerardo Heriberto Allera Mercadillo

Guests: Hortencia Maria Moreno Morales, Property Manager

Hereafter the names in the minutes will be shown as used in normal usage, with the full legal name indicated above.

1. **Call to Order** – Michael Richard Thompson, President, called the meeting to order at 10:02 AM.
2. **Discussion held on upcoming AGM.**
 - a) Mary Bragg has asked that we add to the Agenda a discussion on congestion at entrance. Possible turning lane on the Libramiento?
 - b) Recommended that we send the new bylaws and Rules & Regulations as part of the package going out to residents prior to the AGM. Need to modify Proxy form and add instructions. Also need to send 2020 Budget and 2019 Year End Financials. Hortencia and Lorna to meet tomorrow to draft Agenda to for newspapers and to put together documents that must go out to residents.
 - c) Lorna stated that Peter Wakeman would be willing to run as a Member at Large, also Mario Okunsky is interested in running as a Member at Large.
 - d) Manuel stated that he will not run again for the Comisario position.
 - e) Al Kirkland will run again as a Member at Large.
 - f) Hortencia to check with Juan Allera to see if he intends to run again.
 - g) Collette Clavadetscher has agreed to be a scrutineer and Michael to ask Pamela Johnson if she will also be a scrutineer.
 - h) Al Borchardt to ensure that mikes are supplied for the AGM.

3. **Minutes for Last Meeting** - The minutes of the board meetings of February 11, 2020 and February 25 were reviewed as circulated.

MOTION: To accept the Minutes of the Board meetings of February 11, 2020 and February 25, 2020 as circulated.

Moved Fátima Davis Ciapara

Seconded Michael Thompson

CARRIED

4. **Treasurer's Report:** Al Borchardt presented the financial report as of the end of February 2020.

Income from Colonos fees was \$108,142 MXN.

Collected \$10,000 MXN for Fiber Optic

Expenses

Employee Expenses \$7,275 MXN under budget.

Operating Expenses \$37,395 MXN under budget

Maintenance Expenses \$7,297 MXN under budget

Total Expenses for Month were \$51,969 MXN under Budget

Operating cash in Banks - \$1,465,226 MXN

Emergency Fund - \$736,298 MXN

Security Deposits - \$296,042 MXN

MOTION: To approve the CVN financial report for February 2020.

Moved Al Borchardt

Seconded Al Kirkland

CARRIED

5. **Property Managers Report:** Hortencia presented the Property Managers Report for February.

Gardeners – No issues. Scheduled to clean out gutters before rainy season.

Security – Still working with security company. Received complaints about trucks coming in early in the morning. Hortencia to talk with Cumbres with regards to truck traffic and the requirement that they inform CVN when they are having events. Manuel has been asked to design a sticker to go on resident's car windshields. These will be seen by the guards easier than the current ones that hang on car mirrors.

Water – No problems.

Street Repairs – Received quote from Cumbres. Work to start next week.

Animal Issues – Ongoing, residents still setting traps.

6. Reports:

- a) Inspection Reports for construction in progress –
Privada La Paz – construction not started.
#7 Jalisco – No issues.
#26 Baja California – No issues.
#3 Privada Veracruz – No issues.
#22 Veracruz – Construction not started.
#2 Barra de Navidad – Plans approved by city and CVN and construction deposit paid.
Two new constructions approved (Sinaloa #7 and La Paz #4) – not yet started.

7. Unfinished Business:

- a) Internet – Telmex has completed installations. Two residents have decided to delay installation as they will be away.
- b) New CVN Website –
Since notice sent to residents, we have had a lot of response. Accounts set up for residents but 6-7 have been denied due to non payment of Colonos fees. They are still working on the calendar on the website.
- c) Legal Update –
Veracruz Gate Lawsuit – No update.
- d) Non Colonos Payers – Michael stated that we have had several non payers looking at paying up so they can get Fiber Optic Internet. Discussed notice to non payers. There has been no time to work on this due to the Fiber installs and planning for the AGM.
- e) SIMAPA – Sewage Holding Tank
Cumbres has been removed from our holding tank. Simapa has asked CVN to wait until they get Cumbres sorted before dealing with CVN.
- f) Solar Panels for Office – Plans are to start installation this week.
- g) Signing Authority at Bank – On hold until after AGM.

8. New Business

- a) Discuss fee to advertise Real Estate on new CVN Website. Discussion postponed until next month.
- b) Discuss adding an Announcement area to the website in future. Michael will have the webmaster look into this when they next make changes to the site.
- c) Fátima stated that there have been two accidents in front of the CVN entrance within the last week. She asked if we could request that the city either install topes or a turning lane at the entrance. Hortencia informed everyone that the Libramiento does not come under the jurisdiction of the city but falls under the state.

9. Date and Location of the next meeting

Annual General Meeting – Saturday March 28, 2020 at 09:00 A.M.
Regular Board meeting – Tuesday April 14, 2020 at 10:00 A.M.,
New Office.

10. Adjournment: The meeting was adjourned at 11:31 A.M.

Lorna Marguerite McIntyre Leech, Secretary

Michael Richard Thompson, President

Parking Lot:

Absent Board Members: