

Asociación de Vecinos Del Fraccionamiento
Chula Vista Norte, A.C. Board Meeting Minutes
Tuesday April 14, 2020, Avenida Via Facetime
10:00 AM

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

Absent: Juan Gerardo Heriberto Allera Mercadillo, Manuel Creixell Robina

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 10:09 AM.
2. **Discussion on Issues within CVN with regards to the impact of Covid-19.**
 - a) May need to postpone AGM meeting. Everyone agreed that we should wait until the end of the month to decide whether to postpone further.
 - b) It was recommended that we get the gardeners back to work. Hortencia to look into an alternative way to get them safely from their homes to work at CVN.
 - c) Herma offered to supply masks for the gardeners.
3. **Minutes for Last Meeting** - The minutes of the board meeting of March 10, 2020 were reviewed as circulated.

MOTION: To accept the Minutes of the Board meeting of March 10, 2020 as circulated.

Moved Michael Thompson Seconded Fátima Davis Ciapara CARRIED

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

Income from Colonos fees was \$99,748 MXN.
Income from Lots was \$8,750 MXN.

Collected \$40,000 MXN for Fiber Optic

Expenses

Employee Expenses \$2,053 MXN over budget (\$15,000 MXN in taxes).

Operating Expenses \$37,648 MXN under budget

Maintenance Expenses \$26,308 MXN over budget (\$42,113 for road repair, \$5,000 for minor improvements).

Total Expenses for Month were \$92,086 MXN under Budget. For the first quarter of 2020 we are \$754 MXN over budget.

Operating cash in Banks - \$1,449,289 MXN

Emergency Fund - \$738,841 MXN

Security Deposits - \$296,042 MXN

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

Moved Al Borchardt Seconded Michael Thompson CARRIED

5. Property Managers Report: Hortencia presented the Property Managers Report for March.

Gardeners – Gardeners have not been working due to Covid-19.

Security – Still working with security company.

Water – It has been necessary to open and close valves every few days to ensure that Mazatlan receives adequate water. Hortencia has been working with Alejandro and Simapa to ensure adequate water supply.

Street Repairs – Cumbres people are working on street repairs. It has been hard to get workers due to Covid-19. It was requested that Hortencia speak with them to ensure that they clean up the streets after they have completed their work.

Animal Issues – Ongoing.

6. Reports:

- a) Inspection Reports for construction in progress –
- Privada La Paz – construction not started.
 - #7 Jalisco – Problem getting them to follow rules.
 - #26 Baja California – No issues.
 - #3 Privada Veracruz – Informed them that wall cannot exceed 1.6 meters.
 - #22 Veracruz – Construction not started.
 - #2 Barra de Navidad – Construction not started.
 - #7 Sinaloa – Construction not started.
 - #4 La Paz – Construction not started.
- Plans for construction on #38 Veracruz approved by Juan and Hortencia.

Juan and Hortencia to meet with #40 Veracruz this coming Thursday to approve changes.

7. Unfinished Business:

- a) Internet – Telmex has completed installations. Some residents had delayed installation but those have now been completed. Some residents who are not up to date on their colonos fees have tried to connect. One that was erroneously connected (La Paz #14) has now been disconnected. Hortencia talked with Telmex to ensure that they come to her to check before installing Fiber for additional residents.
- b) New CVN Website – Webmaster has stated that he no longer wants to support the CVN website. Michael asked for recommendations on who we could get to support our website.
- c) Legal Update – Veracruz Gate Lawsuit – No update.
- d) Non Colonos Payers – Michael stated that one resident (#12 Baja California) approached the office with regards to settling his debt. CVN made an offer but the resident has not responded. Hortencia to inform resident via email that once the “Stay at Home” order has been lifted that he will be served. It was requested that this notice be sent to all non payers.
- e) SIMAPA – Sewage Holding Tank
No Update.
- f) Solar Panels for Office – Plans are to start installation within the next couple of weeks. Once again, it is difficult to get work done due to Covid-19 rules.
- g) Signing Authority at Bank – On hold until after AGM. Hortencia informed the board that no bank statements have been received since December. She was asked to contact the bank.
- h) Upcoming AGM – Delayed due to Covid-19. Al Borchardt asked if we have to post the postponement in the paper or if we can just send out an email notice to residents. Hortencia to check with John Brennan. Michael stated that Steve Dolberg is willing to run for the Comissario position.
- i) Changes to Bylaws and Rules and Regulations – Fatima asked if additional changes could be made now that the AGM has been delayed. Hortencia to send changes received from John Brennan to all board members for review.

8. New Business

- a) Discuss fee to advertise Real Estate on new CVN Website. Postponed until new webmaster can be found.

- b) Discuss adding an Announcement area to the website in future. Postponed until new webmaster can be found.
- c) It was noted by several board members that Real Estate signs are being placed at the entrance to CVN in positions that make it dangerous for residents to get into the community without blocking the road. Hortencia to inform the guards that they must not allow signs to be placed in the paved area. Signs must be moved to the side in unpaved area.
- d) Hortencia stated that there has been a shovel working up by the pond at the top end of Avenida Veracruz. Hortencia to talk to indigenous community to see if they want to put a lock on the gate.

9. Date and Location of the next meeting

Regular Board meeting – Tuesday May 12, 2020 at 10:00 A.M.,
Via Facetime.

10. Adjournment: The meeting was adjourned at 10:58 A.M.

Lorna Marguerite McIntyre Leech, Secretary

Michael Richard Thompson, President

Parking Lot:

Absent Board Members: