

Asociación de Vecinos Del Fraccionamiento
Chula Vista Norte, A.C. Board Meeting Minutes
Tuesday May 12, 2020, 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.,

Absent: Juan Gerardo Heriberto Allera Mercadillo, Manuel Creixell Robina, Lorna Marguerite McIntyre Leech-Secretary

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 10:05AM.
2. **Discussion Issues within CVN with regards to the impact of Covid-19**
 1. The AGM has been postponed until the government says it is safe to gather in groups.
3. **Minutes for Last Meeting** - The minutes of the board meeting of April 14, 2020 were reviewed as circulated.

MOTION: To accept the Minutes of the Board meeting of April 14, 2020 as circulated.

Moved Herma H Buchanan Seconded Allan Arthur Borchardt CARRIED

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

Income from Colonos fees was \$64,757.00 MXN.

Income from Lots was \$1,250.00 MXN.

Collected \$24,500 MXN for Fiber Optic

Expenses

Employee Expenses Slightly over budget due to the 5 week pay period.

Maintenance Expenses \$2,000 over budget due to payment for the 2 extra street lights that were installed.

Total Expenses for Month were \$13,536.00 MXN over Budget. we are \$754 MXN over Revenues are looking very good and passing to exceed Budget.

Operating cash in Banks - \$1,348,802 MXN

Emergency Fund - \$742,567 MXN

Security Deposits - \$296,042 MXN

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

Moved Al Borchardt Seconded Michael Thompson CARRIED

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

Gardeners – We have borrowed used bikes which Michael paid to have refurbished. The gardeners are using them to come to work. This avoids the getting on the buses. At present they are working from 8AM to 2 PM. This will be reviewed on May 16th. Hortencia assured the board that the gardeners were getting ready for the rainy season.

Security – Still working with security company.

Water – Alejandro is controlling the valves to enable Privada Mazatlan to get water from time to time.

This is normal during this dry season.

If anyone sees the tank overflowing please report it to Hortencia immediately.

Sewers. There is a problem with grey water overflowing in a register near the tank. Hortencia has been following up with Simapa and will continue to due so as they need to pump the register out. Simapas pump equipment is broken and they need to borrow the equipment from another area.

Street Repairs – Cumbres people are working on street repairs. They are about 50% complete. At this time they are working on Vallarta.

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 – On Hold
 - #3 Privada Veracruz –
 - #22 Veracruz – Closed.
 - #2 Barra de Navidad – Construction not started.
 - #7 Sinaloa – On Hold
 - #4 La Paz –
 - #38 Veracruz Approved but no Security deposits yet
 - #40 Veracruz Approved but no Security deposits yet

A property on Tabasco is looking to subdivide the lot into 3 lots.

Herma raised the issue of the strain this puts on infra structure and that Simapa and CFE seem to simply approve divisions with no concern for where the water, sewer and electricity comes from. A recommendation was made that we bring these concerns to the attention of CFE and Simapa.

7. Unfinished Business:

- a) Internet –No issues
- b) New CVN Website – All is on hold as we look for a new Webmaster.
- c) Legal Update –
Veracruz Gate Lawsuit – Waiting for Rona to provide proof the case is over.
- d) Non Colonos Payers –Baja California 13 is to pay past colonos dues in 2 installments.
- e) SIMAPA – Sewage Holding Tank
No Update.
- f) Solar Panels for Office Still waiting for these to be installed.
- g) Signing Authority at Bank –Waiting for the bank to provide the first 3 months statements.
- h) Upcoming AGM – Delayed due to Covid-19.
- 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) Fatima raised concerns about the By Laws . She requested that typos be corrected, the yellow highlights be removed. It appears that there are several copies in circulation. Hortencia was asked to resend both the Rules and Regs and By Laws so that there was no confusions. Fatima was concerned that we were giving 30 days notice for the general meeting when the law states that only 15 is required, as per article 25. We agreed that giving more time than required was a good thing. We also wanted to make sure that the changed our lawyer suggested for Article 34 had been added.
- b) Yard waste should NOT be dumped into the 3 garbage areas. The garbagemen will not pick it up from there and it is creating a mess. Signs should be placed on the doors of the areas requesting that people put yard waste to the curb on regular collection days.

9. Date and Location of the next meeting

Regular Board meeting – Tuesday June 9, 2020 at 10:00 A.M.,
Via Facetime.

- 10. **Adjournment:** The meeting was adjourned at 11:05 A.M. Motioned by Michael Richard Thompson Second by Allan Arthur Borchardt.

Lorna Marguerite McIntyre Leech, Secretary

Michael Richard Thompson, President

Herma H. Buchanan (recorded minutes)

Parking Lot:

Absent Board Members: