

Asociación de Vecinos Del Fraccionamiento  
Chula Vista Norte, A.C. Board Meeting Minutes  
Tuesday June 9, 2020, CVN Office Outdoors  
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 10:02AM.
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. Currently there are 11 cases in Chapala.
  2. Elections were planned for the positions to be filled at the AGM. Currently Al Borchardt has no problem staying on as Treasurer. Manuel Creixell does not plan to run again for Commissario and has not attended the the last few meetings. This position does not require an AGM to fill, it can be filled by the board. Michael will speak with Manuel and if he wishes find someone to fill this position.
  3. Hortencia will speak with Juan Allera as he has not attended meeting for many months about finding someone else to replace him on the board and to ask if he will continue to work with her on the building committee. Lorna will contact Larry Sims and Peter Wakeman to see if either of them is willing to replace Juan as a Member at Large.
3. **Minutes for Last Meeting** - The minutes of the board meeting of May 12, 2020 were reviewed as circulated.

**MOTION: To accept the Minutes of the Board meeting of May 12, 2020 as circulated.**

**Moved Herma H Buchanan      Seconded Allan Michael Thompson      CARRIED**

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

Income from Colonos fees was \$31,012.00 MXN.

Total Income was \$41,840.00

Expenses

Employee Expenses \$4,341.00 MXN over budget due to large tax payment.

Operating Expenses \$37,303.00 under budget.

Expenditure of \$2,311.00 MXN under office expenses to repair broken window after break in at office.

Maintenance Expenses \$17,983 under budget.

Expenditure of \$2,850.00 for maintenance on gardening equipment.

Total Expenses for Month were \$50,945.00 MXN under budget.

Operating cash in Banks - \$1,284,286 MXN

Emergency Fund - \$744,837 MXN

Security Deposits - \$301,500 MXN

**MOTION: To approve the CVN financial report for May 2020.**

**Moved Al Borchardt**

**Seconded Michael Thompson**

**CARRIED**

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

Gardeners – No problems. Gardeners continue to use bikes to get to work. The motorcar has been in need of repair. Hortencia has found someone who is dependable and the repairs have been completed.

Security – CVN was approached by another security company that is interested in providing their services. Michael and Hortencia met with representatives from the new company. Michael will arrange for this security company to present to the board at the next board meeting. Currently we are not having any problems with our current security company.

Water – No change from last month. Hortencia to arrange to have our pump serviced at the same time that the tank is being cleaned in July.

Sewers. Michael, Hortencia and the Cumbres administrator are to meet with Simapa this week to discuss the holding tank.

Street Repairs – Street repairs are completed with the exception of Jalisco. Herma mentioned that Privada Mazatlan is in bad shape. Hortencia will check it out and get an estimate for repair.

Animal Issues – Ongoing.

**6. Reports:**

- a) Inspection Reports for construction in progress –  
Privada La Paz – On hold.  
#7 Jalisco – There is an issue with a gate being too high. Hortencia has spoken with the owner but they refuse to make changes. She will call Chapala to have them deal with the owner.  
#26 Baja California – On Hold  
#3 Privada Veracruz – ongoing  
#22 Veracruz – Closed. Owner is being sued.  
#2 Barra de Navidad – lot subdivided into 2 lots of legal size.  
#7 Sinaloa – On Hold  
Lot #4 La Paz – Not started.  
#38 Veracruz – Deposit In. work started on retaining wall.  
#40 Veracruz – Deposit in. Construction not started.  
Tabasco – subdivided into 3 lots – already approved.

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. Michael will raise this issue at his meeting with Simapa later this week. Hortencia to arrange meeting with Michael and lawyer to discuss what can be done to either stop subdividing of lots or if this cannot be done to increase the minimum lot size allowed.

**7. Unfinished Business:**

- a) Internet – All installations completed. To be removed from Agenda.
- b) New CVN Website – Michael is speaking with someone to take over as CVN Webmaster.
- c) Legal Update –  
Veracruz Gate Lawsuit – Waiting for Rona to provide proof the case is over.
- d) Non Colonos Payers – Some colonos fees have been received. Need to send notice to non payers informing them that interest will be applied and added to their debt.
- e) SIMAPA – Sewage Holding Tank  
Meeting to take place this week with Simapa.
- f) Solar Panels for Office – Panels have been installed. CVN has to pay \$3000 MXN to have cable run through underground conduit. Once this is completed CFE will hook up new meter.
- g) Signing Authority at Bank – On hold till after AGM.

- h) Upcoming AGM – Delayed due to Covid-19.
- i) Changes to Bylaws and Rules and Regulations – Hortencia to send R&R and Bylaws to all board members. May need to modify with regards to subdividing lots and or minimum lot size once legal opinion is obtained.

**8. New Business**

**9. Date and Location of the next meeting**

Regular Board meeting – Tuesday July 14, 2020 at 10:00 A.M.,  
CVN Office, outside.

**10. Adjournment:** The meeting was adjourned at 11:01 A.M.

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Lorna Marguerite McIntyre Leech, Secretary

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Michael Richard Thompson, President

Parking Lot:

Absent Board Members: