

Asociación de Vecinos Del Fraccionamiento
Chula Vista Norte, A.C. Board Meeting Minutes
Tuesday July 14, 2020, CVN Office Outdoors
02:00 PM

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

Absent: Juan Gerardo Heriberto Allera Mercadillo.

Guests: Hortencia Maria Moreno Morales, Property Manager, Alfredo Bentivoglio.

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 02:02 PM.

2. **Discussion Issues within CVN with regards to the impact of Covid-19**

a) Nothing has changed since last meeting.

3. **Minutes for Last Meeting** - The minutes of the board meetings of June 09, 2020 and June 23, 2020 were reviewed as circulated.

MOTION: To accept the Minutes of the Board meetings of June 09, 2020 and June 23, 2020 as circulated.

Moved Herma H Buchanan Seconded Michael Thompson CARRIED

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

Income from Colonos fees was \$24,453 MXN.

Income from lots was \$2,766 MXN.

Income from Security Deposits \$18,000 MXN.

Total Income was \$50,046 MXN.

Expenses

Employee Expenses \$6,960 MXN under budget.

Operating Expenses \$34,482 MXN under budget.

Maintenance Expenses \$8,015 MXN over budget. (Expenditures for Camera in office, CFE meter and CVN website.)

Total Expenses for Month were \$33,427 MXN under budget.

Operating cash in Banks - \$1,197,783 MXN

Emergency Fund - \$747,457 MXN

Security Deposits - \$343,500 MXN

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

Moved Al Borchardt Seconded Michael Thompson CARRIED

2:10 PM. - Alfredo Bentivoglio joined meeting.

5. Alfredo had been asked by the board to look into the cost of replacing CVN street lamps with solar powered lamps. He attended meeting to report his findings. Hortencia reported that we would need 36 lamps and 4 to 6 metre poles. Alfredo checked several sources but the best was Mercado Libre at \$82,000 MXN for 40 lamps. This option is being looked into due to the problems we are having with CFE, described in item 9. More discussion needed with regards to the viability of this project.

2:19 PM. – Alfredo Bentivoglio left the meeting.

6. **Property Managers Report:** Hortencia presented the Property Managers Report for June.

Gardeners – No problems. Water tank and pump to be cleaned July 20th.

Security –Currently we are not having any problems with our security company. Still a work in progress.

Water – No problems.

Sewers – Michael, Hortencia, Cumbres administrator and Simapa still negotiating.

Street Repairs – Street repairs are completed with the exception of Jalisco.

Animal Issues – Ongoing.

7. **Reports:**

- a) Inspection Reports for construction in progress –
 - Privada La Paz – On hold.
 - #7 Jalisco – Ongoing.
 - #26 Baja California – On Hold
 - #3 Privada Veracruz – Ongoing
 - #22 Veracruz – Not started.
 - #2 Barra de Navidad – On Hold.
 - #7 Sinaloa – Not started.

Lot #4 La Paz – Not started.
#38 Veracruz – Ongoing.
#40 Veracruz – Ongoing.
Tabasco – subdivided into 3 lots – already approved.

8. Unfinished Business:

- a) New CVN Website – Michael saw first design, looks good. Website on schedule.
- b) Legal Update –
Veracruz Gate Lawsuit – Waiting for Rona to provide proof the case is over.
- c) Non Colonos Payers – Some money is coming in.
- d) SIMAPA – Sewage Holding Tank
Still negotiating with Simapa and Cumbres. Simapa willing to split costs of hook up 33% Simapa, 44% CVN and 23% Cumbres. This is not acceptable to CVN. Michaels suggestion is 33% Simapa, 34% CVN and 33% Cumbres. Have not heard back from Simapa in over a week.
- e) Solar Panels for Office – Waiting for CFE to hook up new meter.
- f) Signing Authority at Bank – On hold till after AGM.
- g) Upcoming AGM – Delayed due to Covid-19.
- h) Changes to Bylaws and Rules and Regulations – Ongoing.

9. New Business

- a) Michael, Hortencia and John Brennan had short meeting with CFE earlier today. CFE was provided with a report from CVN showing when specific street lights were installed. CFE does not want to put meters on street lamps and are suggesting that they come in once a year and estimate power usage for street lamps. CVN would be responsible to pay for power usage based on the estimate. CVN street lamps have not been metered and CFE is requesting back payment for the last seven years. Hortencia to check with other Fraccs. to find out if they are paying for their street lighting and if so, are they metered. CFE are to come back to John Brennan with acceptable amount and hopefully this amount can be negotiated and some kind of a payment plan worked out.

10. Date and Location of the next meeting

Regular Board meeting – Tuesday August 11, 2020 at 10:00 A.M.,
CVN Office, outside.

11. Adjournment

The meeting was adjourned at 03:06 PM.

MOTION: To adjourn meeting.

Moved Michael Thompson

Seconded Herma Buchanan

CARRIED

Lorna Marguerite McIntyre Leech, Secretary

Michael Richard Thompson, President

Parking Lot:

Absent Board Members: