

Asociación de Vecinos Del Fraccionamiento
Chula Vista Norte, A.C. Board Meeting Minutes
Tuesday August 11, 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, Steven Philip Dolberg – Commissario.

Guests: None.

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 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 meeting of July 14, 2020 were reviewed as circulated.

MOTION: To accept the Minutes of the Board meeting of July 14, 2020.

Moved Herma H Buchanan Seconded Michael Thompson CARRIED

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

Income from Colonos fees was \$92,205 MXN.

Income from lots was \$0 MXN.

Income from Security Deposits \$12,000 MXN.

Total Income was \$117,228 MXN.

Expenses

Employee Expenses \$8,557 MXN over budget. (5 wk. month plus large tax month)

Operating Expenses \$212,282 MXN over budget. (Onetime payment to CFE of \$261,581 to cover last 7 years for street lamps.)

Maintenance Expenses \$16,076 MXN under budget. (\$4,757 for pump maintenance and cleaning).

Total Expenses for Month were \$204,763 MXN over budget.

Operating cash in Banks - \$939,213 MXN

Emergency Fund - \$749,200 MXN

Security Deposits - \$371,500 MXN

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

Moved Al Borchardt

Seconded Michael Thompson

CARRIED

5. **Property Managers Report:** Al Borchardt presented the Property Managers Report for July as Hortencia was unable to attend meeting.

Gardeners – No problems. Juan returned from vacation.

Security – Currently no problems with our security company. Still a work in progress.

Water – No problems. Water tank cleaned and pump cleaned and serviced on July 20th as scheduled.

Street Repairs – Street repairs are completed with the exception of Jalisco. Difficult getting work done due to Covid-19 shutdown.

Animal Issues – Ongoing.

6. **Reports:**

- a) Inspection Reports for construction in progress – No updates this month as Juan Allera and Hortencia were unable to attend the meeting. Entries below reflect status as of last month.

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.

7. Unfinished Business:

- a) New CVN Website – Michael sent URL for website to board members during the last month. All members agreed with design. Will receive the final product early next week. At that time testing will be required and the addition of the minutes and financial information.
- b) Legal Update –
Veracruz Gate Lawsuit – Waiting for Rona to provide proof the case is over.
- c) Non Colonos Payers – no update.
- d) SIMAPA – Sewage Holding Tank
CVN is still trying to get a meeting with Cumbres. Simapa and CVN have come to an agreement but need Cumbres to accept their portion of the cost.
- e) Solar Panels for Office – Final document signed yesterday, CFE to hook up new meter.
- f) Signing Authority at Bank – On hold till after AGM.
- g) Upcoming AGM – Delayed due to Covid-19. Herma suggested that Michael send a Presidents Report to all residents as this is normally done at the annual AGM. CVN is still unsure of how long we will have to wait to hold an AGM. Michael to work on this over the next week.
- h) Changes to Bylaws and Rules and Regulations – Nothing new.

8. New Business

- a) Michael, Hortencia and John Brennan met with CFE 3 times during the last month. When CFE provided their estimate of the cost of electricity to run our street lights it did not add up, no way could the lights use the amount of electricity reported. They quickly came to the conclusion that some homes within CVN have directly hooked up (no meters). CFE will have to look into this. An amount was agreed to cover the last 7 years and CVN paid for the back electricity. After negotiation, CVN paid \$249,262 MXN, over \$200,000 MXN less that the amount CFE was originally asking for (\$473,918 MXN). CFE will bill CVN yearly for electricity used to power street lights. This will be estimated annually. CVN has agreed not to go with solar street lights for the foreseeable future.

9. Date and Location of the next meeting

Regular Board meeting – Tuesday September 08, 2020 at 10:00 A.M.,
CVN Office, outside.

10. Adjournment

The meeting was adjourned at 10:22 AM.

MOTION: To adjourn meeting.

Moved Lorna Leech

Seconded Herma Buchanan

CARRIED

Lorna Marguerite McIntyre Leech, Secretary

Michael Richard Thompson, President

Parking Lot:

Absent Board Members: