

Asociación de Vecinos Del Fraccionamiento
Chula Vista Norte, A.C. Board Meeting Minutes
Tuesday October13, 2020, CVN Office Outdoors
10:00 AM

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

Absent: Maria Fátima Davis Ciapara,

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 10:05AM.
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 September 08, 2020 were reviewed as circulated.

MOTION: To accept the Minutes of the Board meeting of September 08, 2020.

Moved Herma Buchanan Seconded Michael Thompson CARRIED

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

Income from Colonos fees was \$17,480 MXN.

Income from lots was \$19,389 MXN.

Income from Security Deposits \$18,000 MXN.

Income from Fiber Optic \$5,500 MXN. (Total to date \$566,000 for fiber)

Total Income was \$62,269 MXN.

10:15A.M. – Al Kirkland joined the meeting.

Expenses

Employee Expenses \$10,211 MXN over budget. (due to vacation and taxes)

Operating Expenses \$42,864 MXN under budget.

Maintenance Expenses \$12,270 MXN over budget. (due to repair of water leak, manhole on Veracruz, sewer, recycling bins)

Paid 50% of street repairs and 50% of gate repair on Privada Veracruz.

Total Expenses for Month were \$23,383 MXN under budget.

Operating cash in Banks - \$783,523 MXN

Emergency Fund - \$751,697 MXN

Security Deposits - \$410,500 MXN

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

Moved Al Borchardt Seconded Michael Thompson CARRIED

5. **Property Managers Report:** Michael presented the Property Managers Report for September.

Gardeners – No problems. Joel back from Vacation.

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

Water – No problems.

Street Repairs – Jalisco was finally fixed by someone else other than Cumbres. The payment was lower than the amount CVN would have had to pay Cumbres. La Paz has minor problems and has already been reported to Cumbres.

Animal Issues – Ongoing.

6. **Reports:**

- a) Inspection Reports for construction in progress –

Privada La Paz – On hold.

#7 Jalisco – Finished, waiting for construction deposit to be requested, must fix street before deposit can be returned.

#26 Baja California – On hold.

#3 Privada Veracruz – Continues, sewer has been connected.

#22 Veracruz – Legal problem fixed, construction continues.

#2 Barra de Navidad – On Hold.

#7 Sinaloa – On hold..

Lot #4 La Paz – On hold.

#38 Veracruz – Ongoing.

#40 Veracruz – Ongoing.

Lot #2 Tabasco – plans approved, deposit made.

Lot #11 Chihuahua – Subdivision approved, no deposits yet.

7. Unfinished Business:

- a) New CVN Website – Website completed. Problem with moving registrar. Expect to be resolved this week.
- 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
All parties, Simapa, Cumbres and CVN have agreed to pay 1/3 each. Our lawyer, John Brennan is writing up the contract. Suggested that we insert a clause that if not finished on time that Simapa pay a penalty for each day overdue. All of CVN will then be connected to the sewer. Expect the project to be completed within 60 days. If not, 2% penalty per day. Michael will make these suggestions to John but they will have to be negotiated with Simapa. Michael to meet with Simapa to agree on contract once it has been drawn up. Need to get proof that Mr Barrigan has the authority to sign for Cumbres.
- e) Signing Authority at Bank – On hold till after AGM.
- f) Upcoming AGM – Delayed due to Covid-19.
- g) Changes to Bylaws and Rules and Regulations – Nothing new.

8. New Business

- a) CVN has been informed that investors plan to build a new condominium subdivision above the curve on Avenida Veracruz. This group is planning on using CVN front entrance and Avenida Veracruz to get to their condominium. They have said that they have another entrance west of CVN where they can bring in all large construction vehicles. The group asked John Brennan to represent them in discussions with CVN, but he refused as he is CVN's lawyer. They plan to build 23 homes and presented CVN with their plan. John Brennan will negotiate with them on CVN's behalf. We need to lock down issues with regard to water, Sewer, CFE, Security, etc. Herma and Al Borchardt to work on a financial breakdown of the ongoing costs that would be applied to each home in the new subdivision (Lagos Serena) to cover costs of shared security, road repair of Avenida Veracruz from front gate to condo entrance. Also, there will be a cost for street lighting and ongoing CFE costs. Herma and Al to meet at 10:00am on Friday to come up with costs.

10:44A.M. – Steve Dolberg left the meeting.

- b) Herma asked when the Presidents Report will go out. Michael stated that he plans to issue the report once the Simapa contract has been signed.
- c) Discussion was held on problems with Fiber Optic service. Al Borchardt has had Telmex in to check his connections and they tell him that all is well and that the problem is within his house. They are sending an engineer in to check the connections within the house.

9. Date and Location of the next meeting

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

10. Adjournment

The meeting was adjourned at 11:20 AM.

MOTION: To adjourn meeting.

Moved Lorna Leech

Seconded Michael Thompson

CARRIED

Lorna Marguerite McIntyre Leech, Secretary

Michael Richard Thompson, President

Parking Lot:

Absent Board Members: