

Asociación de Vecinos Del Fraccionamiento
Chula Vista Norte, A.C. Board Meeting Minutes
Tuesday November 17, 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: Hortencia Maria Moreno Morales, Property Manager, Rocio Espinoza and her nephew Alonzo.

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 10:00AM.

10:02 A.M. – Ms Rocio Espinoza and her nephew Alonzo joined the meeting.

2. Discussion held with Rocio Espinoza and her nephew Alonzo with regards to 3 lots that they would like to incorporate into CVN. One lot is on La Paz just outside the Cumbres development and the other two are on Veracruz near the pond, Northeast of CVN. Herma stated that before we add any more lots to CVN, we need to consider whether the infrastructure (water, sewer, electric, phone, etc) can support the additional load. It was unclear if the addition of lots to CVN must be approved at an AGM or if the board can approve. Hortencia to check the rules and Regulations and bylaws and discuss with John Brennan. There is more information required from Ms. Espinoza before this can be considered and the City of Chapala also has to be involved in the process.

10:12 A.M. – Ms Rocio Espinoza and her nephew Alonzo left the meeting.

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

a) Nothing has changed since last meeting.

4. **Minutes for Last Meeting** - The minutes of the board meeting of October 13, 2020 were reviewed as circulated.

MOTION: To accept the Minutes of the Board meeting of October 13, 2020.

Moved Herma Buchanan

Seconded Lorna Leech

CARRIED

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

Income from Colonos fees was \$40,124 MXN.

Income from lots was \$0 MXN.

Income from Security Deposits \$0 MXN.

Total Income was \$41,924 MXN (\$28,891 over budget)

Expenses

Employee Expenses \$5,079 MXN under budget.

Operating Expenses \$38,104 MXN under budget.

Maintenance Expenses \$789 MXN under budget. (last payment on Privada Veracruz gate repair, cell phone for office, street repairs on Jalisco)

Total Expenses for Month were \$46,973 MXN under budget.

Operating cash in Banks - \$697,115 MXN

Emergency Fund - \$752,954 MXN

Security Deposits - \$410,500 MXN

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

Moved Al Borchardt Seconded Michael Thompson CARRIED

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

Gardeners – No problems.

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

Water – No problems.

Street Repairs – Minor repairs on Durango.

Animal Issues – Ongoing.

7. **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 – Ongoing.
#22 Veracruz – Ongoing.
#2 Barra de Navidad – On Hold.
#7 Sinaloa – On hold.
Lot #4 La Paz – Changed owner. New plans to be approved. Need security deposit.
#38 Veracruz – Ongoing.
#40 Veracruz – Ongoing.
Lot #2 Tabasco – plans approved, deposit made.
Lot #11 Chihuahua – Subdivision approved, no deposits yet.

8. Unfinished Business:

- a) New CVN Website – Website up and running. No problems.
- b) Legal Update –
Veracruz Gate Lawsuit – Waiting for Rona to provide proof the case is over.
- c) Non Colonos Payers – Hortencia to send email to owners who had agreed to pay but are not up to date. Hortencia to arrange to send first notice to several owners who have not paid in several years. It was discussed to get an off-duty police officer to deliver notices.
- d) SIMAPA – Sewage Holding Tank
Simapa is unwilling to sign the contract as they do not have the authority to accept the overdue penalty. Representatives from Simapa taking the agreement to higher ups to get permission to sign the agreement.
- e) Signing Authority at Bank – On hold till after AGM.
- f) Upcoming AGM – Delayed due to Covid-19. It was discussed that we now concentrate on having an AGM in March of 2021 as it is so late in the year and we are still not able to hold our AGM.
- g) Changes to Bylaws and Rules and Regulations – Nothing new.

9. New Business

- a) CVN is in discussion with investors concerning new condo development (Lagos Serena) to be built adjacent to CVN property. Currently discussing fees to be paid for use of our roads, front entrance, etc.
- b) Michael updated board on construction happening above Veracruz, North East of CVN. Currently in discussion with regards to fees to be charged to use our roads until they complete their entrance being built off of the Libramiento.
- c) 2021 Budget. Meeting scheduled for next Tuesday at 10:00 A.M. to discuss budget.
- d) Michael informed board that as of December 15th all residents entering CVN will have to have their new sticker or they will be asked to produce ID to gain entrance to CVN.

He suggested that after the end of January that fines be issued to residents not using new stickers.

10. Date and Location of the next meeting

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

11. Adjournment

The meeting was adjourned at 10:53 AM.

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: