

Asociación de Vecinos Del Fraccionamiento
Chula Vista Norte, A.C. Board Meeting Minutes
Tuesday December 08, 2020, CVN Office 10:00 AM

Present: Michael Richard Thompson – President, Allan Arthur Borchardt – Treasurer, Herma H. Buchanan, Alfred Younges Kirkland Jr., Steven Philip Dolberg – Commissario, Maria Fatima Davis Ciapara

Absent: Lorna McIntyre Leech

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 10:00AM.
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 November 17 2020 were reviewed as circulated.

MOTION: To accept the Minutes of the Board meeting of November 17, 2020.

Moved Michael Thompson Seconded Al Borchardt CARRIED

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

Income from Colonos fees was \$19803.32 MXN.

Income from lots was \$10,000 MXN.

Income from Security Deposits \$30,000 MXN.

Total Income was \$61603.32MXN

Expenses

Employee Expenses \$7,445 MXN over budget.

Operating Expenses \$16,011 MXN under budget.

Maintenance Expenses \$14,867MXN under budget.

Total Expenses for Month were \$12,027MXN under budget.

Operating cash in Banks - \$592.067.91 MXN

Emergency Fund - \$754,115.45 MXN
Security Deposits - \$411,500 MXN

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

Moved Al Borchardt Seconded Michael Thompson CARRIED

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

Gardeners – No problems.

Security – Replaced the girl that was on the phone all the time.

Water – No problems.

Street Repairs – Minor repairs on Durango completed but may need some more work

Animal Issues – Skunks have been reported by a few members. Little that can be done unless someone wants to live trap them. We will put a sign on the gate on Veracruz to keep it closed to try and keep the cows out of our community.

6. **Reports:**

- a) Inspection Reports for construction in progress –

No changes on any of the following construction projects.

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.

7. **Unfinished Business:**

- a) New CVN Website – Website up and running. Will add quarterly financials to the site

- b) Legal Update –
Veracruz Gate Lawsuit – Waiting for Rona to provide proof the case is over.

- c) Non Colonos Payers Still the few usual persons.
- d) SIMAPA – Has started work on connecting the East side of CVN to the city sewer line.
- e) Signing Authority at Bank – On hold till after AGM.
- f) Upcoming AGM – Hortencia to ask Cumbres if we could use their open air facilities for our AGM in March.
- g) Changes to Bylaws and Rules and Regulations –Hortencia to send out a copy of the Proposed Bylaws and the Rules and Regulations to all board members.

8. New Business

- a) Lagos Serena Development. NO news
- b) Montebello development to the East of CVN. They have not come to us to discuss their development. This is a very large area with over 250 proposed homes. They are working on an entrance onto the Libramiento.
- c) Budget for 2021. Al showed a proposed budget for 2021 that would have an over spend of \$231,009 MXN. Herma raised an objection to any budget that showed a loss and is not balanced. Al believes that there is enough in reserve to cover the over spend for 2021. Michael refused to consider an increase to the fees for 2021. Herma recommended that in future years we at least consider a small cost of living increase, as every year salaries, services and goods go up in cost. Herma asked that we add 50,000 revenue for fibre optics this would at least bring the budget a little closer to balanced. We will vote on the budget after the next meeting when we have the final year financials.
- d) Presidents Letter to be done by Michael in the next 2 weeks. He will post it on the website for a week or so before mailing it out.

9. Date and Location of the next meeting

Regular Board meeting – Tuesday January 12, 2021 at **1:00 PM.**,
CVN Office

10. Adjournment

The meeting was adjourned at 10:53 AM.

MOTION: To adjourn meeting.

Moved Fatima Seconded Michael Thompson CARRIED

Lorna Marguerite McIntyre Leech, Secretary
Minutes for this meeting done by
Herma H.Buchanan

Michael Richard Thompson, President