

COMINUTES – January 16, 2018
BOARD OF DIRECTORS REGULAR MEETING
Asociación de Colonos del Fraccionamiento Chula Vista de Chapala A.C.

PRESENT

Officers/Directors: Sandra Carman, Mike Lemmo, Ian Lambert, Christine L'Ecluse
Directors: Victor Gonzalez
Alternates: Joe de Leon, Louise Morel

ABSENT

Directors: Michael Kavanaugh,
Alternates: Karen Doyle, Karen Doyle, Ann Knowlton
Comisario: Cathleen Countryman
Guests: Gary Blauer

CONVENE 10:06am. Louise Morel and Joe deLeon were advanced to voting directors.

I. Minutes of: December 2017

II. President's Report – presented by Sandra Carman

- a. Karuna (Maria del Carmen Gomez Mont Avalos) presented her deed to Privada de las Peñas but initially she was not willing to sign agreement to abide by ByLaws. She was informed she wouldn't be able to vote at the AGM and would not have water or garbage service. Later she agreed to abide by the ByLaws.
- b. Federal judge granted an amparo to stop Chapala Municipality from taking over Chula Vista services. Chapala said a 1927 regulation gave Chapala the right to take over neighborhood services. Lic. Brennan argued the their action was unconstitutional, that federal laws trumps municipal law and the Civil Code gives Chula Vista authority to manage its water.

III. Treasurer's report – reported by Ian Lambert

Review Financial information – Dec 2017, Year End 2017

- Most costs are following the budget.
- Ian will focus on collections in 2018.

The Board thanks Ian for his efforts on behalf of Chula Vista for 2017.

IV. Unfinished Business/ Previous Motions and Actions

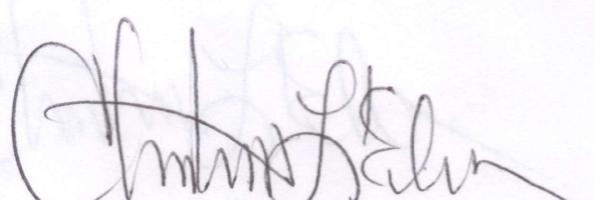
- a. Sra. Fatima Ortiz still has not submitted copies of the permits issued by Chapala or a statement of no objection from her neighbors for her new café, Café Montaña.

ACTION: Another request will be sent to her.

V. New business

- a. Guests: Gary Blauer came to observe
- b. Next Board Meeting – scheduled for **Feb. 20, 2018 10 a.m.**, unless otherwise notified
- c. Lic. John Brennan gave the Board a summary of legal matters:
 - Chapala Municipality's effort to take over Chula Vista services. - See Section c in President's Report
 - An executor was appointed for the Hubb's house.
 - There are squatters trying to take over Beverly Hunt's house.
 - Our roads are public areas. Developers who are trying to develop the Flores property must provide water for development.

VI. Adjourn 12:21pm



Committee Reports – January 16, 2018
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Committee Reports:

a. Water – presented by Joe deLeon

A possible amendment to Rules & Regulations about prohibiting the filling pools with community water was discussed.

b. Governance -- presented by Sandra Carman

See comments about Karuna in the President's Report.

c. Security, Streets and Lighting – Outages in Lower Chula Vista –

- Sandra and Chris will survey the neighborhood about outages.

d. Neighborhood Relations – presented by Christine L'Ecluse, Joe deLeon/Victor Gonzalez

- ILOX, new fiber optic provider: ILOX needs 200+ prepaid subscribers and 440 people have said they were willing to prepay. ILOX will be sending out contracts and determining whether they will proceed with the project.
- TelMex, an agreement will be made whereby Telmex will provide a booster box to provide improved internet speed for all of Chula Vista. A contract with Telmex will be reviewed by Chula Vista's attorney.
- The January *Hi Neighbor/Hola Vecino* will be distributed before AGM

e. Zoning & Building – presented by Mike Lemmo

- Chula Vista does not have liability in the interaction between neighbors on del las Peñas and Paeo del Golf.
- Chula Vista does not have insurance to protect against the failure of the water tanks.

f. Collections/enforcements -- refer to the Treasurer's Report

g. Environment – presented by Sandra Carman

- Karen met with the resident at 13 Paseo de Golf regarding her dogs. She will survey the neighbors to gather reports about the dogs.

ACTION: The board has received numerous complaints about dogs. The Board will discuss the imposition of fines.

b. Next Board Meeting – February 20, 2018 10 a.m., unless otherwise notified

c. Mr. John Brennan gave the Board a summary of legal matters:

– Chapala Municipality's effort to take over Chula Vista services. – See Section c in President's Report

– An executive was apprised to the Board's house.

– There are neighbors trying to take over their neighbor's house.

– Our roads are public roads. Developers who are trying to develop the Flores property must provide water for development.

vi. Adjourn 12:33pm

