

## MINUTES - April 24, 2018

### BOARD OF DIRECTORS REGULAR MEETING

#### Asociaciòn de Colonos del Fraccionamiento Chula Vista de Chapala A.C.

##### I. Call to Order: 10:03 a.m. A quorum was present.

##### II. Attendance:

###### Present:

Officers: Mike Lemmo, Christine L'Ecluse

Directors: David Salyers, Billy Brown

Alternates: Karen Doyle, Louise Morel

Comisario: Allan Flaa

Guests: Ana Romana, Karuna Ayes

###### Absent:

Officers: Michael Kavanaugh, Ian Lambert

Directors: Victor Gonzalez

Alternates: Joe de Leon, Gary Blauer

##### III. Vote to approve Board of Directors meeting Minutes of: March 2018

Moved: Billy Brown

Minutes approved.

##### IV. President's Report – presented by Mike Lemmo

Notices included in committee reports.

##### V. Treasurer's report – presented by Mike Lemmo for Ian Lambert

- Water & Association fees: 64% paid for 2018, 83% paid for 2017
- Energetic collection action continues to collect unpaid fees

##### MOTION: to approve Treasurer's Report

Moved: Christine L'Ecluse

Motion passed.

##### VI. Committee Reports:

###### a. Water – presented by Mike Lemmo

- Letter about re-testing and resulting potability appreciated by community
- Emergency contact for water leaks: Weekdays – Chula Vista office: 766-2633, Weekends: Chula Vista workers: 331 749-67522, 333 476-4246, 331 573-8041

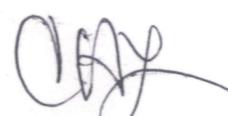
###### VII. Neighborhood Relations

###### b. Security, Streets and Lighting – presented by Mike Lemmo

- Rumor of a robbery but no address or report to the office.

###### c. Neighborhood Relations – presented by Mike Lemmo

- Mike Lemmo wrote a letter to owners at Del Monte 63 reminding them about the Rules prohibiting noisy parties or disturbances.
- Mike Lemmo was advised by Lic. John Brennan to wait before paying any money to guarantee improved service to see if the Telmex monopoly will be broken apart by the Mexican government.
- Mike will talk to officials at the new hospital under construction opposite Chula Vista about sharing their potential fiber optic internet service.



d. Zoning & Building – presented by Dave Salyers

- Construction plans and the terrain at Lot 8 on Paseo del Golf, owned by Cristina Rojas, were inspected by Dave Salyers and Engineer Stan Rawson. They determined there were aspects of concern about the steepness of the terrain and lack of detail in the plans.

**ACTION:** Dave Salyers will write a letter to Ms Rojas to request that...

- A more comprehensive set of plans be submitted in accordance with the Chula Vista Rules & Regulations with print large enough to read.
- The footings be on original, firm ground and be deep enough not to fail due to lateral failure.
- The septic system absorption well not drop sewage into the flood plain.

e. Environment – presented by Mike Lemmo

- Tepehuaje trees: Guests Ana Romana and Karuna Ayes expressed their concern about the Assn's plans to trim the tepehuaje trees in the park on Paseo del Golf. A neighbor has requested the trees to be trimmed in order to open her view but the trees are a protected species. Ms. Romana and Ayes recommended that the trees be trimmed less than the requested 2.5 meters. The Board agreed to have the trees trimmed to the same level they have been trimmed in the past.
- Ecology committee: Ms Romana and Ayes also requested help in recruiting committee members and in educating the community about water usage and recycling.

## VII. Unfinished Business/ Previous Motions and Actions

• Actions from March 20, 2018:

- Letter sent to Modelorama. No response. Garbage collection ceased and water cut off. A small container of water provided for worker in the store.
- Ing. Corona is now paying \$20,000mxn/month for 4 months to pay off fees.
- Sr. Vasquez, owner of former drug rehab house, has paid all fees due up to end of 2017.
- Goat at former drug dealers' house on Ave. del Parque has been removed.

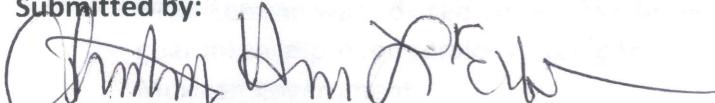
## VIII. New business

a. Guests: Ana Romana, Karuna Ayes

b. Next Board Meeting – scheduled for May 21, 2018 at 10:00 a.m.

## VIII. Adjourn: 11:15 a.m.

Submitted by:



Christine Ann L'Ecluse, Secretary of the Board of Directors