

**MINUTES - August 20, 2019**  
**BOARD OF DIRECTORS REGULAR MEETING**  
**Asociación de Colonos del Fraccionamiento Chula Vista de Chapala A.C.**

I. **Call to Order:** 10:05a.m. A quorum was present. Joe and Werner moved up to voting status.

II. **Attendance:**

**Present:**

**Officers:** Mike Lemmo , Christine L'Ecluse  
**Directors:** David Salyers, Billy Brown, Victor Gonzalez  
**Alternates:** Joe de Leon, Werner Zuecher  
**Comisario** Allan Flaa

**Guests:** none

**Absent:**

**Officers:** Michael Kavanaugh, Ian Lambert  
**Directors:**  
**Alternates:** Louise Morel, Keith Russell, Gary Blauer

III. Vote to approve Board of Directors meeting Minutes of: **July 16, 2019**  
Moved: Billy Brown Minutes approved.

IV. **Treasurer's Report** – presented by Mike Lemmo  
a. The Report for August is attached to these Minutes.  
i. No important variances to report  
ii. The repairs for Well #1 have come in under budget

**MOTION** to accept the Treasurer's Report.

Moved: Billy Brown Report approved.

V. **President's Report** – presented by Mike Lemmo

- a. Chula Vista Gold Club:
  - i. The Club owes the Association 133,000mxn. This is a long overdue bill. They have their own water well, but pay the Association for water and maintenance for the clubhouse area.
  - ii. Pipeline from for the Chula Vista wells run under the golf course.
- b. Checks from Multiva and HSBC need to be signed by two people. This can be inconvenient.
- c. We finally received copies of the Jalisco Rules & Regulations. These are the R&Rs that Chapala says it follows.
- d. Six-month reports are needed.
- e. Other items:
  - i. We need to think of new Board members for the upcoming year. We need to encourage the participation of more Mexican association members.
  - ii. Some attendance and performance concerns with Francisco. He has been relieved of overtime opportunities for a month and is being supervised more closely.



## **VI. Committee Reports**

- a. Water – presented by Mike Lemmo
  - i. Well #1 is working. 60m of casing was inserted. The pump was rebuilt and is located at 110m. This repair is under budget because less pipe was used.
  - ii. The pump is working but the life-expectancy is unknown because of potential ground movement. If/When the ground moves, the pump will be unusable.
  - iii. Joe deLeon suggested an emergency savings fund to replace the pump when it is needed.
  - iv. One option was suggested for the Association to buy a piece of property to drill a new well. At issue is the restriction on the Association owning property as well as getting permission from ConAgua.
  - v. Tanks #1 and #2 need to be cleaned of the mineral buildup. Crews must be hired because safety is a significant concern in this work.
- b. Security, Streets and Lighting – presented by Mike Lemmo
  - i. Nothing to report
- c. Neighborhood Relations – presented by Christine L'Ecluse
  - i. Website, [www.chulavista-lakeside.com](http://www.chulavista-lakeside.com), is getting updated. Christine will monitor. Action: Christine
- d. Zoning & Building – presented by Dave Salyers
  - i. Witte property: Persistent non-payment of fees has led to water being trickled and no garbage pick-up.
  - ii. Steven Cross has not removed razor wire fence. He will be fined. Action: David Salyers
  - iii. Rojas property: Building committee is still waiting for revised plans from Arq. Arellano.
  - iv. Brad Grieves has not submitted a plan for the Poots/Pelayo retaining wall. David Salyers will write a letter to him. Action: David Salyers
- e. Environment – presented by Werner Zuercher
  - i. A dangerous tree was removed on Paseo de Golf.

## **VII. Unfinished Business/ Previous Motions and Actions**

- a. The water manual is being updated.
- b. The website is being updated.
- c. The casita committee has no report to share.

## **VIII. New business - none**

Next Board Meeting – scheduled for **September 17, 2019**

**VIII. Adjourn:** 11:05a.m.

**Submitted by:** Christine L'Ecluse, Secretary



**Minutes - August, 2019**



## TREASURER'S REPORT – AUGUST 2019

### Year-to-date (YTD) Budget versus Actual

YTD	Budget	Actual	Variance
Water Income Received	\$ 1,206,563	\$ 1,414,188	\$ 207,625
Water Expenses	\$ 1,069,220	\$ 1,135,152	\$ 65,931
Maintenance Income Received	\$ 1,907,075	\$ 2,526,764	\$ 619,689
Maintenance Expenses	\$ 1,708,412	\$ 1,371,676	\$ 336,736
Total Net Income	\$ 336,006	\$ 1,434,125	\$ 1,098,119

Second quarter water billings were \$553,376, similar to the same quarter of the previous year of \$454,934, but reflecting the rate increase. As the weather has started to warm up, water consumption is on the rise for Q2 2019.

Maintenance Income is mostly received in the early portion of the year, but the budget figure is spread over 12 months, so the YTD variance is not relevant. A better measure is the 2019 total budgeted maintenance of \$2,043,471 versus the actual members billing for the 2019 year of \$2,168,903. The 2019 total budgeted special assessment of \$510,868 versus the actual special assessment billing for the 2019 year of \$541,957.

Total Maintenance Expenses are tracking favorably ahead of budget, with significant expense variances for water and maintenance noted below.

#### Significant Item Variances

YTD	Budget	Actual	Variance
Well Repairs	\$ 122,667	\$ 232,314	\$ -109,647
Electricity for Water Pumps	\$ 344,371	\$ 345,538	\$ -1,167
Garbage Collection & Dumping Fees	\$ 437,538	\$ 450,532	\$ -13,024
Legal Fees	\$ 130,666	\$ 236,411	\$ -105,745

Garbage collection costs have risen due to higher fuel prices and significantly higher dump fees, which will continue to vary depending on volume and fuel prices. Legal fees are higher due to catching up on prior year obligations. Necessary well repairs have exceeded the original budget, but were critical.

#### CASH

Cash on hand	\$1,611,922
Less construction deposits	\$210,000
Less other deposits	\$1,826
Available working capital	\$1,400,096

Collection of accounts has fallen behind expectations. We are sending notices to delinquent accounts requiring them to make arrangements. Four homes have had their water reduced.

Submitted by **Ian Lambert**

Treasurer





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