

**MINUTES – February 19, 2019**  
**BOARD OF DIRECTORS REGULAR MEETING**  
**Asociación de Colonos del Fraccionamiento Chula Vista de Chapala A.C.**

- I. **Call to Order:** 10:02 a.m. A quorum was present. Keith and Werner were moved up to voting members.
- II. **Attendance:**
- |  |  |
|--|--|
| <b>Present:</b>  | <b>Comisario:</b> Allan Flaa                     |
| <b>Officers/Directors:</b> Mike Lemmo ,<br>Michael Kavanaugh, Ian Lambert,<br>Christine L'Ecluse | <b>Absent:</b>                                   |
| <b>Directors:</b> Billy Brown  | <b>Directors:</b> Victor Gonzalez, David Salyers |
| <b>Alternates:</b> Louise Morel, Keith Russell,<br>Werner Zuecher                                | <b>Alternates:</b> Joe de Leon, Gary Blauer      |
|  | <b>Guests:</b> Thomas Yurista, Rory Cannon       |
- III. **Vote to approve Board of Directors meeting Minutes of: January 19, 2019**  
**MOTION:** to approve Minutes of January 19, 2019  
**Moved:** Ian Lambert **Approved.**

**IV. Treasurer's report – presented by Ian Lambert**

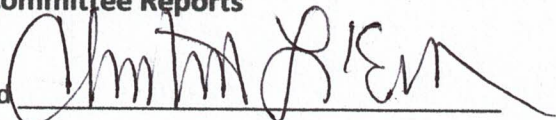
- a. Review Financial information –January 2019
- Variances between budgeted and actual costs are relatively small.
  - Garbage collection costs have increased due to increased dump and fuel fees.
  - Street lighting costs have increased due to need to replace street light equipment
  - Guest, Rory Cannon, is very concerned about bills from Conagua. Ian informed him that Well #1 is paid up to date and we are applying for a credit for Well #2. We have no large unpaid obligation. Mr. Cannon was also worried about arsenic levels in the water. He was told about the positive results of the water testing conducted in 2018.
- b. "Morosos" - collection of unpaid accounts "morosos" is progressing
- Chula Vista Country Club will be making a payment on their account.
  - Modelorama: corporate-level executives are aware and interested in the payment problems

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

- Nothing of importance to report

**VI. Committee Reports**

Signed



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- Water – presented by Mike Lemmo
  - Pipe repaired on Las Peñas
- Security, Streets & Lighting – presented by Mike Lemmo
  - A number light poles have been replaced
- Neighborhood Relations – presented by Christine L'Ecluse
  - Fiesta 2019 will take place on March 16.
  - The website must be updated with current Minutes and reports as well as made more user-friendly.
- Zoning & Building – presented by Mike Lemmo
  - Witte Construction: permit was not applied for. Construction was continued despite an order to cease. Guest, Tom Yurista, is concerned that part of new construction now blocks his view and future construction may further block his view. Chula Vista wrote a letter to Chapala about the construction but Chapala will not block the construction. C.V will research a protocol with Simapa to find out if we can cut off water of Witte residence for not following the Chula Vista Rules & Regulations.

#### **VI. Unfinished Business**

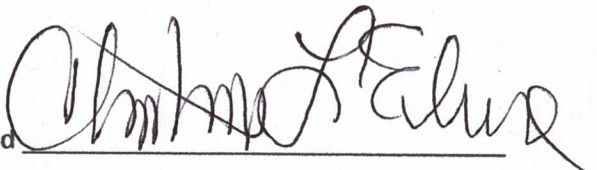
- a. Water System Maintenance Manual – to be written by Billy Brown & Mike Lemmo
- b. Mr. Pelayo – Lucy will obtain engineer's report about retaining wall. CV will write Mr. Pelayo stating that if he builds the required retaining wall, CV will remove the 70,000p fine.

#### **VII. New Business**

- Next meeting is scheduled for March 19, 2019

#### **VIII. Adjourn – 11:17 a.m.**

Submitted by Christine L'Ecluse

Signed 

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## TREASURER'S REPORT –FEBRUARY 2019

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

YTD	Budget	Actual	Variance
Water Income Received	\$ 301,640	\$ 333,738	\$ 32,097
Water Expenses	\$ 267,305	\$ 204,903	\$ 62,402
Maintenance Income Received	\$ 476,768	\$ 1,289,332	\$ 812,563
Maintenance Expenses	\$ 427,103	\$ 396,100	\$ 31,003
Total Net Income	\$ 84,001	\$ 1,022,068	\$ 938,066

Fourth quarter water billings were \$268,442, considerably lower than the same quarter of the previous year of \$339,435. As the weather has started to warm up, water consumption is on the increase for Q1 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
Equipment Repairs	\$ 8,000	\$ 12,369	\$ - 4,369
Garbage Collection & Dumping Fees	\$ 109,385	\$ 113,587	\$ - 4,202
Federal Water Taxes	\$ 10,000	\$ 15,080	\$ - 5,080

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. Water taxes are higher due to catching up on prior year obligations, previously delayed by Conagua rate adjustments.

#### CASH

Cash on hand	\$1,368,953
Less construction deposits	\$241,000
Less other deposits	\$1,826
Available working capital	\$1,126,127

Collection of accounts is much improved over last year at this time. Only a very few are still not cooperating, and we are dealing with these on a case by case basis.

Submitted by **Ian Lambert**

Treasurer