MINUTES - January 15, 2019
BOARD OF DIRECTORS REGULAR MEETING
Asociación de Colonos del Fraccionamiento Chula Vista de Chapala A.C.

I. **Call to Order:** 10:05 a.m. A quorum was present.

II. **Attendance:**

Present:
Officers: Mike Lemmo , Ian Lambert, Michael Kavanaugh Victor Gonzalez, Billy Brown
Directors: David Salyers
Alternates: Gary Blauer, Karen Doyle,
Comisario Allan Flaa

Absent:
Directors: Christine L'Ecluse
Alternates: Louise Morel, Joe de Leon

III. Vote to approve Board of Directors meeting Minutes of: December 20, 2018.
Moved: Ian Lambert Minutes approved.

IV. **Treasurer`s report** – presented by Ian Lambert
- Review of financial reports, review of need for increases in 2019 budget
- Morosos (non-fee payers): lots of collections have been done

Moved: David Saylers, Treasurer's Report approved

V. **President's Report** – need volunteers for AGM management

VI. **Committee Reports:**

a. Water – presented by Mike Lemmo.
- Two broken pipes in the last couple of weeks

b. Security, Streets and Lighting –
- Lots of street light repairs have been done, some of which failed and have been repaired under guarantee

c. Neighborhood Relations –
- Barking dog problem at the baby bottle condominiums. Need to write letter to renters. Need to mak complaint to ecologia.

d. Zoning & Building – presented by Dave Salyers
- Motion to deny variance on chain link fence on paseo de la vista. Moved Michael Kavanaugh, seconded, passed.
- Witte construction: garbage service suspended, letter to be written to SIMAPA to suspend water service. Motion to fine 10,000 pesos for failure to stop construction approved.
- Rojas submitted engineer's report. Possibly we need to hire a engineer consultant to evaluate the report

e. Environment – no update

VII. **Unfinished Business/ Previous Motions and Actions**
- **ACTION:** A letter will be written to Mr. Pelayo asking him to commit to building the long-requested retaining wall. If he does not do so, his water will be reduced.
- Chula Vista website needs to be reviewed and improved.
- Maintenance manual for water system to be worked on.

VIII. New business

a. Next Board Meeting – February 19, 2019 10 am.

VIII. Adjourn: 11:07 a.m. **Submitted by: Michael Lemmo, President**

EL ACTA - 15 DE ENERO, 2019
REUNION REGULAR DE LA MESA DIRECTIVA
Asociación de Colonos del Fraccionamiento Chula Vista de Chapala A.C.

I. Llamar para Pedir: a las 10h05. Un quórum estaba presente.
II. Asistencia:
Presente:
Oficiales: Mike Lemmo, Ian Lambert,
Michael Kavanaugh
Directores: David Salyers, Victor Gonzalez Billy Brown
Suplentes: Gary Blauer, Karen Doyle,
Comisario Allan Flaa
Ausente:
Directores:, Christine L'Ecluse,
Suplentes: Louise Morel, Joe de Leon

III. Voto para aprobar Junta directiva que se encuentra Minutos de : el 20 de diciembre 2018.
Movido: Ian, Aprobado.

IV. Tesorero `s informe – presentado por Ian Lambert
- Revisión de informes financieros: revisión de la necesidad de aumento de presupuesto para 2019.
- Morosos (pagadores de no honorarios): muchas colecciones han sido hechas

Movido: David Saylers aprobar reporte de tesorero. Aprobado.

V. Informe presidencial – necesitamos voluntarios para el AGM.

VI. Informes de comité:
a. Echar agua – dos fugas en los dos semanas pasados en calle del parque.
b. Seguridad, Calles y Encendiendo – presentado por Mike Lemmo
- muchas reparaciones luces de la calle han sido hechos, algunas se fallan y están arregladas por garantiza.

c. Relaciones de vecindad – presentado por Mike Lemmo
muchas problemas con perro ladrando en los condominios baby bottle. Hay que escribir carta a los rentistas. Hay que hacer queja con el departamento de ecología.

d. División por zonas * Construyendo – presentado por Dave Salyers
- moción de no aprobar la variación de la cerca de la casa en paseo de la vista aprobada.
- Witte construcción: suspendido servicio de basura. Carta a SIMAPA para suspender servicio de agua.

Moción de multar 10, 000 pesos por continuar construcción después de demanda de parar aprobada.
- Rojas reporte del ingeniero. Posiblemente necesitamos contractar ingeniero para contestar.

e. Ambiente – ninguna actualización

VI. Asunto inconcluso / Movimientos Anteriores y Acciones
- ACCIÓN: una carta será escrita a Sr. Pelayo que le pide cometer al edificio de la pared mucho tiempo solicitada que retiene. Si él no hace así, su echar agua será reducido.
- Chula sitio Web de Vista tiene que ser examinado y mejorado.
- Van a trabajar en el manual de mantenimiento para el sistema de agua

VIII. Nuevo negocio
Siguiente Reunión de la Junta Directiva – el 15 de enero 2018

VII. Aplazar: a las 11:07 horas

TREASURER'S REPORT –JANUARY 2019

Year-to-date (YTD) Budget versus Actual

YTD	Budget	Actual	Variance
Water Income Received	$ 150,820	$ 209,758	$ 58,938
Water Expenses	$ 133,653	$ 79,941	$ 53,712
Maintenance Income Received	$ 238,384	$ 360,619	$ 122,235
Maintenance Expenses	$ 213,552	$ 204,405	$ 9,147
Total Net Income	$ 42,001	$ 286,031	$ 244,030

Fourth quarter water billings were $268,442, considerably lower than the same quarter of the previous year of $339,435. This may result in a lower water revenue for the year, but is too early to forecast.

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	$ 4,000	$ 9,005	$ - **5,005**
Garbage Collection & Dumping Fees	$ 54,692	$ 58,780	$ - **4,088**
Street Lighting Repairs	$ 34,317	$ 37,638	$ - **3,321**

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. Street lighting costs are higher due to an unusual number of lights needing to be replaced. CFE has made changes to the post and wiring, which requires many street light connections to be upgraded, and this will continue until all the improvements are made and all the lights repaired or replaced.

CASH

Cash on hand	$628,068
Less construction deposits	$238,000
Less other deposits	$1,826
Available working capital	$388,242

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