

**MINUTES - July 17, 2018**  
**BOARD OF DIRECTORS REGULAR MEETING**  
**Asociación de Colonos del Fraccionamiento Chula Vista de Chapala A.C.**

**I. Call to Order:** 10:00 a.m. A quorum was present.

**II. Attendance:**

**Present:**

**Officers:** Mike Lemmo ,  
Michael Kavanaugh,  
Christine L'Ecluse

**Directors:** David Salyers, Billy

Brown, Victor Gonzalez

**Alternates:** Joe de Leon,  
Louise Morel

**Comisario** Allan Flaa

**Absent:**

**Officers:** Ian Lambert

**Alternates:** Gary Blauer,  
Karen Doyle

**Guest:** Barbara Sherritt

**III. MOTION:** to approve Board of Directors meeting Minutes of: June 19, 2018  
Moved: Michael Kavanaugh    Seconded: David Salyers    Motion passed.

**IV. Treasurer's report** – prepared by Ian Lambert, presented by Mike Lemmo

- Water income is on budget with expenses higher due to purchase of new water license.
- Budget overages:
  - Increased water pumping electricity costs
  - Detailed water testing for heavy metals
  - Additional garbage collection and dumping fees
  - Street lighting repairs
- Treasurer's Report appended to these Minutes

**MOTION:** to approve the Treasurer's Report

Moved: Michael Kavanaugh    Seconded: Billy Brown    Motion passed.

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

- a. Leaky roof on office repaired. A new weed eater is going to be purchased
- b. Street-side taco stand is not on CV land, so CV does not have jurisdiction over it.
- c. Mike Lemmo's legal right to represent CV was challenged by Paul Raza, so action by our lawyer was necessary to show the Minutes of the 2018 AGM that substantiated Mr Lemmo's right to represent CV.
- d. The home at #9 Paseo del Golf was flooded during the recent heavy rains. Although CV is not responsible for the flooding, CV staff has made some repairs to the road and water drainages.

**VI. Committee Reports:**

a. Water – presented by Mike Lemmo

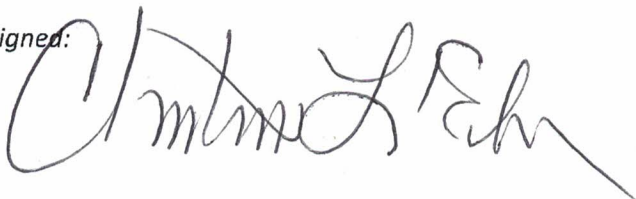
- New valves to release air pressure in the tanks were purchased.

**ACTION:** Michael Kavanaugh will introduce Billy Brown to Art Martens, CV's previous water manager, to utilize Art's knowledge of the CV water system.

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

- CFE and CV have entered into a revised contract.
- A new power pole and transformer was placed at well #1 on Ave. del Parque on June 13.
- Dog bite issue – Additional discussion about the dog that attacked CV resident Dorothy McInnis. Because this dog has attacked numerous people in the past and the owner has

Signed:



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not exercised control of the dog, nor has gotten rid of the dog, the CV Board will impose a punitive fine of 5000mxn on the owner, Sandra Luz Ruiz Reyes, according to Rules & Regulation Section VIII, part c.

**MOTION:** The Board will impose a 5,000mxn fine on Sandra Luz Ruiz Reyes, whose lack of control of her dog allowed the animal to attack CV resident Dorothy McInnis.

Moved: Michael Kavanaugh      Seconded: David Salyers      Motion passed.

c. Neighborhood Relations – No report presented.

d. Zoning & Building – presented by Dave Salyers

- Inspection was done for a new casita at Paseo de Golf #52.
- Chapala Building Dept. told the owners at Paseo de la Vista 162 that they would not be able to install new windows in their wall that had a view of their neighbor's property.
- Chapala denied the building permit requested by Cristina Rojas for her proposed home on Paseo del Golf Lot 8. The Board is concerned by the construction debris left on the Rojas building site.

**ACTION:** Lucy will write Cristina Rojas to have the construction debris picked up.

e. Environment – presented by Mike Lemmo

- The protected tepehuaje tree that Chapala did not allow to be trimmed, as reported in the May Minutes, has died.
- Part of a jacaranda tree on Del Robles fell on a Telmex line. Our workers have cleaned up the tree and Telmex has been alerted.

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

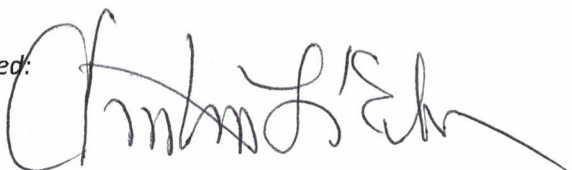
- No unfinished business
- Comisario Allan Flaa wished to discuss items from the June Minutes, but the Minutes had already been approved. He was asked to discuss his concerns after the meeting with Pres. Mike Lemmo. Allan agreed but asked that his objections be noted.

#### **VIII. New business**

- a. Guest – Barbara Sherritt expressed her concern for golf balls that are hit out of the CV Golf Course and hit parked or passing cars. While the Board is concerned about such occurrences, it has no power to effect a change in the actions of the Golf Course because the Golf Course is not subject to our Rules & Regulations.
- b. Next Board Meeting – scheduled for August 21, 2018, 10:00 a.m.

**VIII. Adjourn:** 11:49 a.m.

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

Signed: 

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