

**MINUTES - July 16, 2019**  
**BOARD OF DIRECTORS REGULAR MEETING**  
**Asociación de Colonos del Fraccionamiento Chula Vista de Chapala A.C.**

I. **Call to Order:** 10:06a.m. A quorum was present. Gary Blauer was moved up to voting status.

II. **Attendance:**

**Present:**

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

**Directors:** David Salyers, Billy Brown

**Alternates:** Werner Zuecher, Gary Blauer

**Comisario** Allan Flaa

**Guests:**

**Absent:**

**Officers:** Michael Kavanaugh, Ian Lambert

**Directors:** Victor Gonzalez

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

III. Vote to approve Board of Directors meeting Minutes of: **June 18, 2019**

Moved: Billy Brown

Minutes approved.

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

- SIMAPA agreed to trickle the water of the 4 worst non-payers of fees.
- Per the Concession Agreement SIMAPA will be the entity to reduce water flow.
- Letters to pay or suffer reduced water are going to 8 other non-payers.

V. **Treasurer's report** – presented by Mike Lemmo

- June Treasurer's Report included with these Minutes.
- Highlights:
  - Electricity for water pumps is slightly higher.
  - Garbage collection and dumping fees are higher than budgeted due to fuel and volume prices.
  - Legal fees are significantly higher due to a lawsuit brought by Rick Feldmann.
  - Delinquent accounts are receiving notices to make arrangements to pay.
  - Repairs to well can be covered by budget.

**MOTION:** To accept the June Treasurer's Report.

MOVED: Christine L'Ecluse

Motion approved.

VI. **Committee Reports:**

a. Water – presented by Mike Lemmo

- Well #1 update
  - 40 meters of the 8" liner casing pulled out. The 12" casing is destroyed. A new 8" casing, 200 meters long, will be installed. Then the motor will be installed.
- Water testing is successful.
- One neighbor complained about high water usage. He was informed that CV is not responsible for individual usage.



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- b. Security, Streets and Lighting – presented by Mike Lemmo
  - No updates
- c. Neighborhood Relations – presented by Mike Lemmo
  - A neighbor complained about someone burning trash. She was advised to call the Fire Dept.
- d. Zoning & Building – presented by Dave Salyers
  - Witte construction – no update
  - Steven Cross – barb wire and fence: Dave will write another letter to Mr. Cross emphasizing that the barb wire fence is not permitted.
  - Rojas property – Arq. Arellano has been instructed what information is necessary on his newest set of plans.
  - Ing. Brad Grieves will submit a plan for the retaining wall needed at the Poots-Pelayo home.
  - Dave will write to the owner at 315 de Las Peñas saying their barb wire fence is not permitted.
- e. Environment – presented by Mike Lemmo
  - A tree fell on Del Monte. It has been cut up and moved out of traffic.

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

- a. Maintenance manual for the water system has been started by Mike and Billy.
- b. Web site improvement – Christine and Lucy are working on providing current documents.
- c. Casita committee – no update.
- d.. Getting Jorge Zepeda's aid in the construction department – Jorge does not seem interested in Chula Vista issues.
- e. Recycling bins – no update.
- f. Mike Lemmo will ask Lucy to contact the Chapala Building Dept.

## **VIII. New business**

- a. Guests – no guests
- b. Next Board Meeting – scheduled for August 16, 2019

## **VII. Adjourn: 11:00a.m.**

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



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	Keep	Remove	Upload	Change
MONTHLY NEWSLETTER	2018	2017, 2016, 2015, 2014	2019	
GOVERNANCE:				
Minutes	2018 in a folder.	2917	2019	Can you make a folder for "last year" and put the Minutes for 2018 inside it?
Financial Statements			all 2019	
FINANCES:				
Financial Statements			all 2019	
Budget			Add 2019 Budget from the AGM	Can you make a tab that says "Current Budget"
		Remove 2016	Add 2018 Budget from the AGM	Make a tab that says "Past Budget"



## TREASURER'S REPORT – JULY 2019

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

YTD	Budget	Actual	Variance
Water Income Received	\$ 1,055,742	\$ 1,146,078	\$ 90,335
Water Expenses	\$ 935,568	\$ 909,243	\$ 26,325
Maintenance Income Received	\$ 1,668,691	\$ 2,478,961	\$ 810,270
Maintenance Expenses	\$ 1,494,861	\$ 1,166,837	\$ 328,024
Total Net Income	\$ 29,005	\$ 1,548,959	\$ 1,254,954

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
Electricity for Water Pumps	\$ 301,324	\$ 316,607	\$ -15,283
Garbage Collection & Dumping Fees	\$ 382,846	\$ 390,352	\$ -7,506
Legal Fees	\$ 114,334	\$ 234,033	\$ -119,699

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.

### CASH

Cash on hand	\$1,745,695
Less construction deposits	\$231,000
Less other deposits	\$1,826
Available working capital	\$1,512,869

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