

MINUTES - June 18, 2019
BOARD OF DIRECTORS REGULAR MEETING
Asociación de Colonos del Fraccionamiento Chula Vista de Chapala A.C.

I. Call to Order: Time. Quorum?

II. Attendance:

Present:

Officers: Mike Lemmo, Michael Kavanaugh, Christine L'Ecluse
Directors: David Salyers, Alternates: Werner Zuecher,
Guests: Feliciano Garcia P., Juan Antonio Hernandez, Antonio Hernandez Carillo

Absent:

Officers: Ian Lambert
Directors: Victor Gonzalez, Billy Brown
Alternates: Joe de Leon, Louise Morel, Gary Blauer, Keith Russell
Comisario: Allan Flaa

III. Vote to approve Board of Directors meeting Minutes of: May 21, 2019

Moved: Michael Kavanaugh

Minutes approved.

IV. President's Report – presented by Mike Lemmo

a. The Simapa meeting scheduled for June 12 was cancelled and rescheduled for June 18.

V. Treasurer's report – presented by Ian Lambert

1. The report is attached to these Minutes.

2. Summary:

- Maintenance expenses are tracking favorably with the budget.
- Some higher variances in equipment repairs, garbage collection and legal fees.

Vote to approve Treasurer's Report

Moved: Christine L'Ecluse

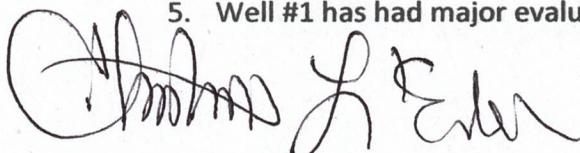
Report

approved.

VI. Committee Reports:

a. Water – presented by Mike Lemmo

1. Three residents have been stealing water by reversing their meters to show no water usage. We are putting locking tags on the meters.
2. The Golf Course is going to have new meters installed on the outside of the course.
3. The Chula Vista Condominiums will have a new meter for the whole complex.
4. One of the panel boxes of 60 amps at the pumps will be replaced with a 100 amp box.
5. Well #1 has had major evaluative work begun.



Minutes - June, 2019

- The well has been cleaned. The pump and motor have been removed. A camera has revealed a crack in the pipe and subsequent collapse of the pipe caused by shifting earth.
- The specialists are evaluating solutions to repair the pipe. Solutions may include pulling out the old pipe, putting a new sleeve down the hole, drilling a new hole or installing a new pipe. Guests Sr. Garcia and Srs. Hernandez will do a preliminary investigation and present a repair proposal.

b. Security, Streets and Lighting – presented by Mike Lemmo
Nothing to report

c. Neighborhood Relations – presented by Mike Lemmo

1. An official came to the office to inform us that he was collecting bids for the removal of a palm tree at the Hubbs house.

d. Zoning & Building – presented by Dave Salyers

1. No progress on the Witte construction permit problem.
2. No progress on the chain link and razor wire problems
3. Rojas residence – Despite repeated meetings and detailed instructions, Arq. Arellano still has not complied with the requests of the Z & B Committee.
4. Brad Grieves is going to submit a plan for the Poots/Pelayo retaining wall.

e. Environment - presented by Mike Lemmo

1. Stump in the park has been removed.

VI. Unfinished Business/ Previous Motions and Actions

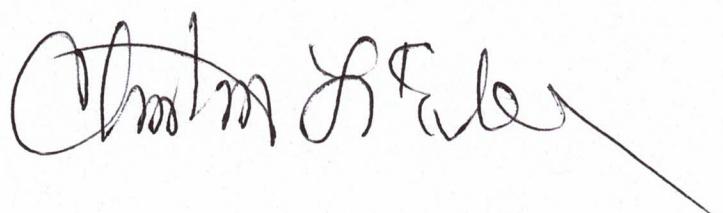
- a. Water system maintenance manual has begun.
- b. Web site is being reviewed.
- c. The casita rentals committee is reviewing options and recommendations.
- d. No update on Jorge Zepeda and construction department.
- e. Recycling bin project – waiting for proposal from committee.

VIII. New business

- a. Guests – see Water Committee #5
- b. Next Board Meeting – scheduled for July 16, 2019

VII. Adjourn: 11:30a.m.

Submitted by: Christine L'Ecluse, Secretary





TREASURER'S REPORT – JUNE 2019

Year-to-date (YTD) Budget versus Actual

YTD	Budget	Actual	Variance
Water Income Received	\$ 904,922	\$ 847,374	\$ -57,548
Water Expenses	\$ 801,915	\$ 675,105	\$ 126,810
Maintenance Income Received	\$ 1,430,307	\$ 2,415,887	\$ 985,580
Maintenance Expenses	\$ 1,281,309	\$ 1,185,570	\$ 95,739
Total Net Income	\$ 252,004	\$ 1,402,586	\$ 1,150,582

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	\$ 252,278	\$ 272,675	\$ -14,397
Garbage Collection & Dumping Fees	\$ 328,154	\$ 356,886	\$ -28,732
Legal Fees	\$ 98,000	\$ 233,768	\$ -135,768

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	\$1,761,228
Less construction deposits	\$231,000
Less other deposits	\$1,826
Available working capital	\$1,528,402

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