

MINUTES - June 19, 2018
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 , Michael Kavanaugh,
Christine L'Ecluse

Directors: David Salyers, Billy Brown, Victor
Gonzales

Alternates: Karen Doyle

Guests: Emily Perey, Ing. Stan Rawson, Arq. Gustavo
Rivera, Arq. Pedro Arrellano, Cristina Rojas

Absent:

Officers: Ian Lambert

Alternates: Joe de Leon, Louise Morel, Gary Blauer

Comisario: Allan Flaa

III. Vote to approve Board of Directors meeting Minutes of: May 18, 2018

Moved: Michael Kavanaugh Seconded: David Salyers Minutes approved.

IV. Treasurer's report – prepared by Ian Lambert, presented by Mike Lemmo, attached to these Minutes

- Water costs are under budget except for the cost of the new water license.
- Most maintenance expenses are on budget with a few exceptions of higher costs: electricity, water license fees, water testing, garbage fees, street lighting

Vote to approve the Treasurer's Report

Moved: Michael Kavanaugh Seconded: Billy Brown Report approved.

V. President's Report – presented by Mike Lemmo

- No decision about making a political donation.
- Chula Vista will wait for the new Chapala administration to take office to discuss the taco stand.
- Our three employees will take turn working on the weekends.
- We will explore obtaining a deed for property on Ave del Parque from Chapala.

VI. Committee Reports:

a. **Water** – presented by Mike Lemmo


- Well levels are low. A camera is needed to determine if there is a need for cleaning.

ACTION: Billy Brown will talk to Art Martens about possible issues about the water wells.

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

- A new pole and transformer installed by CFE on Ave del Parque may help frequent power outages.
- CV workers have been cleaning out community registros

Signed:



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- c. **Neighborhood Relations** – presented by Mike Lemmo
 - ILOX has enough subscribers to build fiber-optic service at Lakeside.
 - AT&T is also offering enhanced internet packages.
 - Dog attack discussed.

MOTION: Sandra Luz Ruiz Reyes at Paseo Jacarandas #3, who is the owner of the dog that attacked CV resident Dorothy Mc Innis, will be fined for not maintaining control of the dog and allowing the dog to engage in repeated threatening behavior.

Moved: Christine L'Ecluse

Seconded: Michael Kavanaugh

Motion passed.

- d. **Zoning & Building** – presented by Dave Salyers
 - Guests: Stan Rawson, Gustavo Rivera, Pedro Arrellano, and property owner Cristina Rojas reviewed plans for a projected home on the Rojas property. Dave Salyers as well as Rawson, Rivera and Arrellano visited the building site after the Board meeting to discuss what additional information or building solutions were needed in order for CV to approve the building plans.

MOTION: The Board will not approve the building plans for Cristina Rojas' building site until the builders provide the structural and geotechnical engineering information required by the Zoning & Building committee.

MOVED: Dave Salyers

Seconded: Victor Gonzales

Motion passed.

- e. **Environment** – no presentation

VII. Unfinished Business/ Previous Motions and Actions – None presented.

VIII. New business

- a. Emily Perey discussed the fact that almost all the views from her property are blocked by tree foliage. The Board stated the need to get expert advice as to how to deal with the trees.

ACTION: Emily will get an estimate and information from Chapala Tree Service as to how neighborhood trees could be trimmed in order to restore her views.

- b. Next Board Meeting – scheduled for **July 17, 2018**

VIII. Adjourn: 11:30 a.m.

Submitted by: Christine L'Ecluse, Secretary

Signed:



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