

**MINUTES - May 21, 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:** Victor Gonzalez, Werner  
Zuecher, Joe de Leon, Louise Morel

**Comisario** Allan Flaa

**Guests:** Emilie Perey, Tom Workman,  
Marie Sonale

**Absent:**

**Officers:** Ian Lambert

**Directors:** Billy Brown

**Alternates:** Keith Russell, Gary Blauer

i am pretty sure alan flaa was there, billy was not. got the well numbers backward except for the last sentence. dont know address for dr ibarra

**III. Vote to approve Board of Directors meeting Minutes of: April 16, 2019**  
Moved: Christine L'Ecluse Minutes approved.

**IV. Treasurer's report – presented by Ian Lambert**

a. Treasurer's Report for April 2019 attached to these Minutes.

b. Highlights:

i. Water expenses are up including electricity for the pumps.

ii. Solar energy use was discussed but it would not supply sufficient energy.

iii. Well #2 uses 440power. Well #1 uses 220 power. 440 is more efficient than 220. In the future Well #1 could be changed. It has taken a long time for CFE to approve and give us credit for a new meter on well #2.

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

a. SIMAPA meeting with Lic. Brennan was scheduled but SIMAPA representative did not show up.

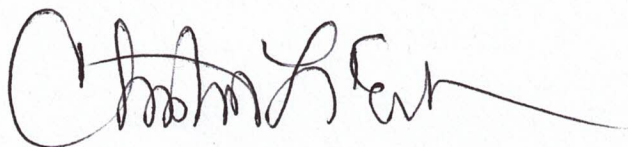
b. A meeting with Lic. Brennan and Mr. Rivas, Chapala Building Department, was scheduled. Mr. Rivas was supposed to give Chula Vista a copy of the Rules of Construction and a copy of Jorge Witte's permit. Mr. Rivas did not show up.

c. An amparo against Rick Feldmann was signed by Mike Lemmo.

**VI. Committee Reports:**

a. Water – presented by Mike Lemmo

i. Dr. Ibarra was observed draining his pool at his home. We will need to monitor his water usage to make sure he doesn't use Colonos water to refill.



- b. Security, Streets and Lighting – presented by Mike Lemmo
  - i. Very few repairs lately.
- c. Neighborhood Relations – presented by Mike Lemmo
  - i. A committee has been formed to evaluate the Rules & Regulations against casita and AirBnB rentals. Committee members: Christine, Joe and Louise.
  - ii. Mike Kavanaugh mentioned that CFE is in the process of removing meters from casitas that do not have kitchens.
- d. Zoning & Building – presented by Dave Salyers
  - i. Witte construction – C.V. tried to obtain a copy of the permit from the Chapala Building department.
  - ii. Re: chain link and razor wire – Mr. Cross still insists C.V. gave him permission to construct a new chain link fence.
  - iii. Rojas construction permit: After 10 months Arq. Arellano still has not complied with the documents and calculations requested by the Z & B committee.
  - iv. Dave Salyer is still trying to contact Brad Grieve to inspect the Pelayo/Poots property and make an evaluation of the need for a retaining wall.
  - v. Joe DeLeon has discovered a fissure in the patio which may be related to the soil sliding on the Pelayo/Poots property.

**ACTION:** Michael Kavanaugh will approach Eng. Jorge Zepeda to participate in the Z & B committee.

- e. Environment – presented by Mike Lemmo
  - i. Werner Zuercher has agreed to be the chairman of the Environment committee.

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

- a. Mike Lemmo and Billy Brown are working on a manual for the water system.
- b. Website update is ongoing.
- c. Michael Kavanaugh, who volunteered to go to the Chapala Building Dept. with resident Teri Ames, has not been contacted by Ms. Ames.



### **VIII. New business**

#### **a. Guests:**

- i. Emilie Perey is concerned about possible damage from a tall palm tree on her neighbor's property. The Jalisco government will remove the tree after they get 3 estimates of removal costs.
- ii. Marie Sonale presented an idea for a project to install bins at a convenient location for CV residents to recycle plastics, paper and metal. She is going to research the cost of bins and a location where they could be located.
- iii. Tom Workman expressed his concerns:
  - There are trees obscuring his views from trees on Art Marten's property.
  - His neighbor's lot, across from his pool, on #10 Priv. de las Peñas is filled with rubbish, weeds and tires. The neighbors are never around to clean the lot.

**ACTION:** Chula Vista workers will clean the lot and bill the owner.

**VII. Next Board Meeting – June 18, 2019**

**VIII. Adjourn: 11:20 a.m.**

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







## TREASURER'S REPORT – MAY 2019

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

YTD	Budget	Actual	Variance
Water Income Received	\$ 754,101	\$ 784,919	\$ 30,817
Water Expenses	\$ 668,262	\$ 563,560	\$ 104,703
Maintenance Income Received	\$ 1,191,922	\$ 2,261,312	\$ 1,069,390
Maintenance Expenses	\$ 1,067,758	\$ 1,008,178	\$ 59,580
Total Net Income	\$ 210,004	\$ 1,474,494	\$ 1,264,490

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
Equipment Repairs	\$ 72,876	\$ 78,378	\$ -5,502
Garbage Collection & Dumping Fees	\$ 273,461	\$ 292,027	\$ -18,566
Legal Fees	\$ 81,667	\$ 209,464	\$ -127,797

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	\$1,824,814
Less construction deposits	\$228,000
Less other deposits	\$1,826
Available working capital	\$1,594,988

Collection of accounts has fallen behind expectations. We are sending notices to delinquent accounts requiring them to make arrangements.

Submitted by **Ian Lambert**

Treasurer