

Minutes – February 20, 2018  
BOARD OF DIRECTORS REGULAR MEETING  
Asociación de Colonos del Fraccionamiento Chula Vista de Chapala A.C.

**PRESENT**

Officers/Directors: Mike Lemmo, Michael

Kavanaugh, Ian Lambert, Christine L'Ecluse

Directors: David Salyers,

Alternates: Joe de Leon, Louise Morel,

Gary Blauer

Guests: Gaye Brown, Ruby Diamond

**Comisario Allan Flaa**

**ABSENT**

Director: Victor Gonzalez

Alternate: Billy Brown, Karen Doyle

Convened at 10:01a.m.

A quorum was present. Gary Blauer was moved up to be a voting director.

I. Board of Directors meeting Minutes of: **January 2018** was approved.

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

a. Review Financial information – Jan 2018

- The quantity of water and consequent use of electricity is higher than anticipated.
- Chula Vista has a new contract with the garbage service. The contract covers fixed and variable costs. The variable costs include IMSS labor costs, prepaid fuel vouchers, receipted dump fees. The fixed costs include workers' wages and truck rental of 600p/day.

Ian anticipates the garbage costs will be 10-20% higher than budgeted.

b. Collections/enforcements –

- Property owner Ing. Corona owes 60-70,000p in fees. His water will be turned off.
- The golf course is making payments on their debt of 60-70,000p.
- Modelorama is still not paying its fees. Its water has been reduced.

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

a. Committee assignments

1. Executive Committee - Mike Lemmo, Michael Kavanaugh, Ian Lambert, Christine L'Ecluse, Victor Gonzalez
2. Financial Committee - Mike Lemmo, Ian Lambert, Gary Blauer
3. Water Resources Committee - Mike Lemmo, Billy Brown, Joe De Leon
4. Zoning and Building Committee - Mike Lemmo, David Salyers
5. Environmental Committee - Mike Lemmo, Christine L'Ecluse, Karen Doyle
6. Security and Lighting Committee - Mike Lemmo, Ian Lambert

b. Other - All Board members are urged to look for volunteers to add to each committee.

IV. **Unfinished Business/ Previous Motions and Actions**

Michael Kavanaugh will talk to Sra. Fatima Ortiz and request a copy of her Chapala building permit.

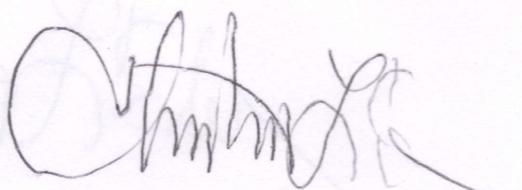
The Board will not continue to request a copy of her permit.

V. **New business**

a. Guests: see comments under Committee Reports, #2, Security, Streets & Lighting.

b. Next Board Meeting – scheduled for **March. 20, 2018 10 a.m.**, unless otherwise notified

7. **Adjourn: 11:58a.m.**



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**Committee Reports:**

1. Water – presented by Joe de Leon and Ian Lambert
  - a. **Water payment rates:** Chula Vista Colonos has finally been properly classified as a non-profit organization. Its tax rate has changed from 4.7p/meter to .12253p/meter. The taxes due on Well #1 have been paid. The taxes on Well #2 will be paid after some capital improvement costs have been deducted.
  - b. **Additional water allotment:** Purchase of an additional water quota of 34,740m<sup>3</sup> at a cost of 10p/ m<sup>3</sup> will bring our allotment to 139,000 m<sup>3</sup>. This purchase agreement, which will be finalized today, February 20, will bring our allotment closer to our real usage of 180,000 m<sup>3</sup>. Lic. Carvajal anticipates no objection from Conagua. He suggests another method to increase our allotment is to apply for permission to drill another well.
  - c. **Water conservation:** The Board also discussed that another way to deal with water limitation is to embark on a program of community education targeted at encouraging water conservation practice by association members. The environmental committee was charged with creating such a program. Some suggested ideas were to: show comparisons of water usage by like-sized properties and installation of automatic watering systems.
  - d. **Water toxicity problem:** Discussion of levels of contaminants in the water being over recommended limits: A separate letter will be sent by the President to the members advising of the situation and options for obtaining safe drinking water.

**ACTION:** CHRISTINE will write a first draft and JOE and IAN will write a final draft of a notice to the community about the water problem.

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

Guests Gaye Brown and Ruby Diamond expressed their concern that the streets in upper Chula Vista have gotten worse in the last year. Options were discussed to improve the situation.

**ACTION:** MIKE LEMMO will talk to our maestro Victor about his ideas for improving the situation.

3. Neighborhood Relations - presented by Ian Lambert:

**TelMex** – No contract received yet from Telmex for promised booster box. A Lakeside-wide meeting with Telmex was cancelled by Telmex.

4. Zoning & Building – not presented today.

5. Environment – not presented today

5. New business

- a. Guests: see comments under Committee Reports, #2. Security, Streets & Lighting.
- b. Next Board Meeting – scheduled for March 20, 2018 at 6:00 p.m., unless otherwise notified.

7. Adjourn: 11:50 a.m.

