



Saturday, February 16, 2024

Meeting was called to order by President Pat Sledge at 9:00 a.m.

Board Members were introduced as it was the first Board Members meeting.

Pat Sledge, President. Charli Keller, Vice President. Lew Felton, Secretary. Selina Jo Welle, Treasurer. Laurie Weber, Board Member. Jerry Kettelhut-Toleu, Board Member. Aron (Benji) Brown, Board Member, Dorothy (Dot) Freeman, Board Member. Chrissy Gronau, Board Member was unable to attend.

Minutes from last meeting were approved.

It was noted that the Board has had two work sessions with much success as to assigning committee chairs and goal.

**Financials:** Selina stated that \$22,150 has been brought in by memberships. She stated that we are having to pay for the hardcopy of the BBVA monthly statement. January expenses include road maintenance, property taxes (\$1260), park watering (\$100), clubhouse garbage sticker, port-a-potties on the beach (\$376), replacement of broken police station window (\$240) and Burrito Express mail services (\$40). After expenses, we have a profit of \$15,000. Discussion ensued as to how assets should be shown in the financial statement to avoid issues and fine. It was clarified that only money that comes in and money that is spent from that money should be on the statement (income and expenses). Assets should be kept track of internally. If we are to get income from the water standpipe income is put into petty cash, unless it becomes a certain amount, then a special assessment would take place to account for it. The Board will sit down with Kaizen with a lot of these questions and gather information, so we are reporting things correctly. President Sledge stated that we must have a complete list of members and membership fees that gets filed annually with the public registry. They must know how many people are in our association. That in turn, is how much money we can spend, and the electronic deposit must match the electronic withdrawals at the end of the fiscal year. The association can spend a certain amount of petty cash with just a handwritten receipt (up to \$10,000 pesos). He also explained that we have reserve amounts available that can be shown as being a special assessment should the need arise to spend it on emergencies for the community. He stressed that it is a new association, but it is the same amount of money in the entity. At the end of the day, it is just a new name. Motion made to accept financials with changes as discussed. Seconded and approved.

Committee assignments were discussed as follow:

President Pat Sledge will oversee roads, security and whatever else has not been assigned.

**Jerry** will oversee membership and informed the memberships that he has a lot of nonprofit experience. He stressed that a process for each Board member, and the Board, needs to be implemented as well as documentation for each Board member's goal to make things flow correctly, especially when new Board members are elected. He stressed that Board members must be committed to the mission of the organization, accessible to the membership, and do the best for the community. Policies and procedures need to be available to all Board members as well as the membership. Membership needs to be like a welcome wagon for new people coming into our community to explain exactly what our service does and what we stand for within the community.

**Laurie** will be working with the water standpipe. The goal is to get control of the water situation to ensure that the community always has water. One idea is to have Wi-Fi established on the meter to correctly document the amount of water being used. Another idea would be to try to get a reserve water tank for the community, so water is always available to all residents.

**Lew** sends out communication in the form of emails to the membership on meetings, events, and necessary information. Right now he is handling the membership duties as far as sending out stickers, etc. and indicated he would like help with this. He is also the resident webmaster for Vecinos.

**Selina** stressed that she would break down all financial information in a form for members so that it is transparent and clear.

**Charli** will be handling the parks and environment of the community. The goals are to make the park more of a community environment with the hopes of having a larger ramada, improve the perimeter wall, possibly promote a memorial tree program that would generate income as well as beautify the park, upgrade the horseshoe pits and generally get the park in good shape. Other goals include putting up signage on the beach with tide and other educational information as well as making sure the port-a-potties are available.

**Aron** (along with Dot) will be working with the trash issue. He stated he is encountering people who come into his office to get trash stickers, but that won't pay their Association dues, and visa versa. The goals are to work as a liaison between the entities to educate people how much the association does for the community and how important trash pick up is to keep our community clean. He is hoping to get the trash and Association dues combined as one payment that is affordable for all of us. New people coming into the community need to understand that the association is far different than an American HOA in that it is more of a service provider. We as members can help to promote this when we meet someone who has bought a home. Many new owners are unaware of the trash situation and need an explanation. He also said he has a list of people who will do "spot" trash clean up if needed. The last community clean up was quite a success, and Zofemat was very happy to send a tractor and trailer to pick up trash as they get recognized for supporting clean beaches. The recycling effort was brought up again and hopefully the Board will find someone to investigate the possibility of bringing that into the community. Aron also stated that CFE was asked to come pick up the old power poles as soon as possible. They have made great strides with replacing the old ones!

**Pat** will sit down and put together a schedule with Juan Mesa so that we can get the secondary roads taken care of as well. The main road is always maintained, but other roads need maintenance as well.

President Sledge also discussed in a bit more detail about assessments, what the reserves are for and how we need to figure out how much we need to have on hand. This is an ongoing process and will be determined as time goes on. Again, any excess funds in the budget must be spent in the next year or have a plan in place on where to spend it within the community. Petty cash is often used for parks.

Several members have been informed through their lawyers that all the trusts have been extended to 50 years. We don't have anything officially in writing but are confident that those early trusts are under the 50-year umbrella.

The new Association tax id status was updated by President Sledge. They are still waiting for changes to his ID to go to public registry.

The next meeting was scheduled for March 16<sup>th</sup>. It was rescheduled for March 23<sup>rd</sup> due to conflicts with several Board members schedules.

Lew will be updating the website with the new Board members as soon as possible.

The motion was made and seconded to adjourn the meeting at 10:30 a.m.