

COSTA DEL MAR
San Carlos, Sonora, Mexico
Homeowners Association
Meeting Minutes
Saturday, April 25, 2009
Location: CDM Clubhouse

Board Officers in attendance:

Ken – Chairman
Dave – Treasurer
Ariel – Director of Governmental
And Legal Affairs
Maggie – Board Secretary

Board Liaison:

John , Homeowner

Absent:

Angel– Vice President

Guest:

Sr. Caballero, Attorney

(last name removed for the web)

Sign In

Sign-in began at 9:00 a.m.

Called To Order

The meeting was called to order at 9:55 a.m. There was a first call quorum of 56.3%. All business at the meeting was conducted in English and Spanish with the assistance of John and Ariel.

Announcements

- John welcomed new homeowners.
- Tony and Diane were thanked for providing the hamburger meat, buns and grill for the fun BBQ held last night.
- Thank you to CW and Dave who helped to paint the area by the gate.
- Thanks to CW and Mike for installing the WiFi antenna at the CDM entrance.
- Thanks to Bob for the use of power washers.
- CDM needs a power washer and spray painting equipment.

Ken then reviewed the agenda.

Rule of Order

Ken noted that the Board has approved the following Rule of Order:

“Due to disruptions from non-Owners at previous meetings, the Board has passed a motion that Owners will be the only people allowed to speak at the meeting. Representatives of Owners will be allowed to vote and read a written statement on behalf of the Owner.”

The majority of Owners present were in favor of the Rule of Order with two opposed.

Review of Minutes from October 25, 2008, Meeting

Although the 2008 minutes were available for viewing on the internet for several months, copies of the minutes in English and Spanish were distributed and attendees were given time to read them. Maggie also summarized the minutes.

Motion: *Upon a motion made by Ariel to accept the minutes as written, seconded by Francisco, the motion was approved by the majority of Owners present with none opposed.*

Election of New Board of Directors

Ken asked if there were any nominations from the floor for any of the Board positions. Ballots were distributed and Owners were asked to vote or write in the names of other nominees if they wished. Ballots were then collected and results were tabulated as follows:

| | |
|------------------|-----------------------------------|
| President: | Scott (29); Harold (5) |
| Vice President: | John (33); Francisco (2) |
| Treasurer: | Dave (33) |
| Legal Advisor: | Ariel (29); Harold (3); Angel (2) |
| Board Secretary: | Maggie (35) |

Treasurer's Report

Dave advised the Owners that as financial reports are updated they are placed on the CDM website. He then reviewed the last quarter of 2008. Dave noted that Administrative Expenses were 11% over budget. Bill asked what line 7 – INFONAVIT tax – is for and Dave responded that it is a tax based on salaries. Bill questioned the figure on line 4D and Dave explained that Adriana received a loan (wage advancement) during the second quarter of the year which accounted for the increase in the salary line over the first quarter.

Dave reported that 2009 expenses are updated weekly and placed on the CDM website. Everything is running close to budget except for line 23J for Security which is running at 52% over budget. Dave noted that the security service has been changed to another contractor so it is a little cheaper. Inflation accounts for the security increase. Bill asked about line item 13 and noted that 15,000 pesos have already been spent for legal services and only 20,000 pesos were budgeted for the year and he asked for the reason. Ariel said that the expenses so far this year have been for notary services in order to register the bylaws. This expense was not previously budgeted but it is a one-time expense. If there are any changes to the bylaws, then they would have to be reregistered.

Dave then distributed a small sheet indicating balances in the various CDM bank accounts. He noted that the (902) account will be closed soon. There are 109,000 pesos in an investment account for the gatehouse, however, Scott and Frank are owed \$10,000 US each as they gave the Association this amount interest free to finish the project.

With regard to cash flow, currently the Association brings in approximately 350,000 pesos per quarter. A few Owners are delinquent on dues, first road assessment and second road assessment – see Attachment A. Amounts owing are 249,000 pesos for dues and 320,000 for the road assessments. The Association has had to borrow money from the general fund to help pay for the roads as a few Owners have not yet paid their assessments. It was suggested that CDM place a board at the front gate with a list of those Owners who are delinquent – this would be similar to the board at Puesta Del Sol.

Motion: *A motion was made by Victor to approve the Treasurer's Report, seconded by Bob, and approved by the majority of Owners present with one opposed.*

Dave added that he hopes to receive an official report soon on the Association's finances from Lupita, the CDM accountant. Once received, he will distribute it for review.

Redevelopment Committee Report

Dave said that Scott and Frank were unable to attend the meeting so he is reporting on behalf of the Committee. The gate is essentially finished and is on time and on budget. The clubhouse assessment starts on April 1 in four equal payments. He added that nothing will start on the clubhouse until around 80% of the amount is collected.

Project Commission Report

Bob reported that he hasn't received any requests to review any architectural plans or modifications recently. He noted that any Owner who wishes to modify their property or start new construction needs to submit their request to the Project Commission. Ariel noted that the City of Guaymas has agreed that construction projects will not be approved at CDM until the Project Commission has approved the request.

Proposals to the Board concerning the Development and Use of the Common Areas

Some of the ideas proposed by Owners are:

- Tennis Courts – take out half and make a sand volley ball court.
- Small gym.
- Remove fence that is falling apart and replace it.

With regard to the tennis courts, it was suggested that the Project Commission look into the cost of replacing the surface and get estimates to vote on.

Old Business

- Roads – Currently compacting of the streets is being finished and cracked pavers are being replaced and then the road will be sealed. Previously the manufacturer offered to train our maintenance people to do the sealing. The sealer cost was included in the original cost for the roads and 70,000 pesos has not yet been paid to the manufacturer. It was noted that the first lot of pavers were covered in plastic and humidity caused a slight change in colors. Broken pavers will be replaced and the manufacturer has a surplus for replacing pavers as needed later on. Bill said he noticed some people surveying the streets recently. Ariel advised that the streets were surveyed to make sure we are paying for the exact square meters according to the contract. It was also noted that the Project Commission will make sure street surfaces remain good in the future.

New Business

No new business.

Adjournment

John and Ariel were thanked for translating.

Motion: *Upon a motion made by Shari, seconded by Victor, it was unanimously agreed to adjourn the meeting at 11:15 p.m.*

Next Homeowners Association Meeting will be held on Saturday, October 24, 2009, at 9:30 a.m. at the Clubhouse.

Attachment A is incorporated herein by reference.

Respectfully submitted,

Maggie

Maggie, Board Secretary

ATTACHMENT A

(Names have been removed for the web)

**60 DAY LIST – 1st QUARTER DUES –
BALANCE AS OF APRIL 15, 2009**

**AMOUNTS
IN PESOS**

| LOT | NAME | BALANCE | PENALTY | TOTAL |
|-----|------|-------------------|------------------|-------------------|
| 11 | | 2,001.94 | 100.10 | 2,102.04 |
| 12 | | 7,136.52 | 356.83 | 7,493.35 |
| 15 | | 13,253.46 | 662.67 | 13,916.13 |
| 16 | | 12,629.51 | 631.48 | 13,260.99 |
| 19 | | 1,797.70 | 89.89 | 1,887.59 |
| 28 | | 8,494.89 | 424.74 | 8,919.63 |
| 31 | | 21,290.56 | 1,064.53 | 22,355.09 |
| 41 | | 25,882.96 | 1,294.15 | 27,177.11 |
| 53 | | 10,122.35 | 506.12 | 10,628.47 |
| 56 | | 6,533.27 | 326.66 | 6,859.93 |
| 63 | | 6,628.88 | 331.44 | 6,960.32 |
| 65 | | 5,673.73 | 283.69 | 5,957.42 |
| 69 | | 20,984.69 | 1,049.23 | 22,033.92 |
| 80 | | 3,216.61 | 160.83 | 3,377.44 |
| 86 | | 11,004.29 | 550.21 | 11,554.50 |
| 99 | | 6,871.96 | 343.60 | 7,215.56 |
| 108 | | 65,751.61 | 3,287.58 | 69,039.19 |
| 111 | | 5,746.08 | 287.30 | 6,033.38 |
| 112 | | 2,521.25 | 126.06 | 2,647.31 |
| | | 237,542.26 | 11,877.11 | 249,419.37 |

**60 DAY LIST – FIRST ROAD ASSESSMENT –
BALANCE AS OF APRIL 15, 2009**

**AMOUNTS
IN PESOS**

| LOT | NAME | BALANCE | PENALTY | TOTAL |
|-----|------|-------------------|-----------------|-------------------|
| 15 | | 15,821.34 | 791.07 | 13,312.41 |
| 16 | | 15,076.58 | 753.83 | 15,830.41 |
| 31 | | 30,233.28 | 1,511.66 | 31,744.94 |
| 41 | | 30,897.94 | 1,544.90 | 32,442.84 |
| 48 | | 8,264.71 | | 8,264.71 |
| 69 | | 24,004.24 | 1,200.21 | 25,204.45 |
| 108 | | 29,773.09 | 1,488.65 | 31,261.74 |
| | | 154,071.18 | 7,290.32 | 161,361.50 |

**60 DAY LIST – SECOND ROAD ASSESSMENT –
BALANCE AS OF APRIL 15, 2009**

**AMOUNTS
IN PESOS**

| LOT | NAME | BALANCE | PENALTY | TOTAL |
|-----|------|-------------------|-----------------|-------------------|
| 12 | | 9,401.85 | 470.09 | 9,871.94 |
| 15 | | 8,875.64 | 443.78 | 9,319.42 |
| 16 | | 8,457.81 | 422.89 | 8,880.70 |
| 17 | | 195.81 | 9.79 | 205.60 |
| 19 | | 1,193.13 | 59.66 | 1,252.79 |
| 28 | | 10,150.09 | 507.50 | 10,657.59 |
| 31 | | 12,405.29 | 620.26 | 13,025.55 |
| 41 | | 17,264.33 | 863.22 | 18,127.55 |
| 48 | | 13,457.69 | 672.88 | 14,130.57 |
| 53 | | 12,239.19 | 611.96 | 12,851.15 |
| 65 | | 1,831.60 | 91.58 | 1,923.18 |
| 69 | | 9,849.39 | 492.47 | 10,341.86 |
| 86 | | 12,882.53 | 644.13 | 13,526.66 |
| 99 | | 10,002.16 | 500.11 | 10,502.27 |
| 108 | | 12,216.48 | 610.82 | 12,827.30 |
| 125 | | 1,266.31 | 63.32 | 1,329.63 |
| 126 | | 12,732.29 | 636.61 | 13,368.90 |
| | | 154,421.59 | 7,721.08 | 162,142.67 |