

La Puntilla Condominium Association
La Cruz de Huanacastle, Nayarit 63732
Mexico

**Minutes - December Board Meeting
December 17, 2004 Friday, 11:00 AM
(Central Standard Time – “Jalisco Time”)
Welch hosted conference call**

Board Members via Conference Call: Lydia Dobyms, Jim Rosenwinkel, Erin Strench, Pam Thomas and Amy Welch.

All homeowners called in from USA or Canada.

One Guest Homeowner –Jerry Martinson.

Administrator in Mexico via conference call: Cherie Sibley. Armando Bravo, absent.

There being a quorum, the meeting was called to order at 11:07 AM CST/Puerto Vallarta time by President Erin Strench. Welch hosted the conference call. Minutes were taken by Amy Welch.

Pam Thomas moved and Jim Rosenwinkel seconded that the November 19, 2004 minutes be approved.

PASS: 5 YES, 0 NO.

Administrator’s Report – Cherie Sibley

Sibley anticipates to be within budget by year end. Welch to place information on web for homeowner viewing. *See La Puntilla web page for complete Administrator’s report.*

Site Supervisor’s Report – Armando Bravo

See La Puntilla web page for Site Supervisor’s report. The Board had no comments regarding the report.

Delinquent Accounts – Cherie Sibley

1B legal process moving along – amount owed is \$154,427.71 through Oct 30 + finance charges from Oct 30 through today. There was discussion regarding the new owners. It is understood that under Nayarit law, that the new owners are responsible for the past delinquency of the home. Sibley to research through attorney Maria O’Connor and report back at the December meeting. ***No update at December meeting.***

2B owes \$2,000 pesos + finance charges from Oct 30 through today.

4B owes for 2 quarters, through October \$34,111.54 + finance charges from Oct 30 through today.

The law firm that Maria O’Connor is associated, Robles, Lazo y Gallardo, will file suit in Guadalajara.

Doolan asked Sibley for the name of their property manager; Sibley will research and report back at December meeting. ***No update at December meeting.***

Financials – Cherie Sibley

Balance – as of Nov 30

90,000 pesos

Sibley to forward exact amount in Lloyd’s and HSBC by December 18, for posting on internet.

A formal Finance Committee report will be made by Bill Welch at the January annual meeting.

Landscaping – Pam Thomas

All homeowners are asked to spray their hibiscus for the virus that is infecting plants throughout the Puerto Vallarta area.

Area 6 – along fence between “B” street - kidney-shaped pattern of river rock added to make an oasis area.

Some of the smaller dracena in the park were removed and placed by guard house.

Thomas will have a Landscape Report at the annual meeting. She will forward that report soon for Sibley to include in a packet given to homeowners and managers in advance of the January 5 meeting.

Annual Meeting – Erin Strench

Sibley requests a copy of each homeowners' escruitera cover sheet which lists the owner(s) name(s) and property address.

2005 Board – Strench requested that any homeowner wishing to run for the Board, should forward their name to him.

Maintenance Report – Cherie Sibley

Siapa – A representative of Siapa met with Armando Bravo, Jerry Martinson, Maria O'Connor and Cherie Sibley to talk about water and the Barajas development, along drive coming into La Puntilla. Presently, Barajas has no access to water but has been approved to proceed with the infrastructure until the main line is placed under the highway in the next year. At that time, La Puntilla will also be able to tap into that line and have water running to the development 24 hours a day.

Administrator's Evaluation – Jerry Martinson

The committee was chaired by Jerry Martinson, in coordination with Lydia Dobyms and Erin Strench. Pam Thomas and Amy Welch had volunteered to be on the committee, but were not asked to participate. Thomas explained that the latter is not a problem, but the Board should have been notified of the process and who was on the committee before the process was started. Welch asked Martinson what internal controls ensured that a fair and complete reporting took place as Martinson indicated that only 6 homeowners participated in the evaluation without offering to explain who participated. Martinson assured the Board that Strench and Dobyms knew what homeowners participated in the evaluation and that the outcome was fair and unbiased in the reporting of the comments. *See La Puntilla web page for complete report.*

VC Board Officer Rotation – Erin Strench

The bylaws require that the VC Board positions be rotated at least once during the year. Strench indicated he consulted with attorney O'Connor regarding Board rotation.

The following new positions were voted on and approved for this meeting alone:

Landscape – Amy Welch

Secretary-Treasurer – Pam Thomas

President – Erin Strench

General VC – Lydia Dobyms and Jim Rosenwinkel

PASS: 5 YES, 0 NO.

Old Business

La Puntilla Federal Zone – Cherie Sibley

The board agreed to have Sibley meet with former Immigration staff person Ana Catelina Ferrez. (mother of Bucerias attorney Sergio Santana Alpizar) to discuss the scope of a possible project to assist La Puntilla with a Federal Zone concession. *No update at October, November or December meetings.*

Field between "B" Street - Amy Welch

See La Puntilla web page for minutes from November 23 meeting. Report, drawings and additional information will also be shared at the annual meeting. **At the annual meeting, homeowners will be asked to vote as to whether to proceed with the concept to get additional drawings, bids or designs.**

Annual Meeting Agenda – Cherie Sibley

Sibley will mail an agenda for the ordinary and extraordinary meeteing. Martinson asked that the amendment to the bylaws regarding "Rules and Regulations" be subject to approval at the annual meeting in January. Martinson will work with Sibley to see that this item is added to the agenda. *No update at December meeting.*

Election of Officers – Erin Strench

The Board is composed of 5 members.

New homeowners running: Paul Doolan and Jerry Martinson.

Strench reported that Paul Doolan has withdrawn his offer to run for the board.

Former Board members running: Lydia Dobyns, Jim Rosenwinkel, Erin Strench, Pam Thomas and Amy Welch.

Other homeowners are encouraged to notify Strench of their interest.

Strench indicated that no further VC Board meetings are anticipated for 2004.

Erin Strench moved and Jim Rosenwinkel seconded to adjourn the December 17, 2004 meeting at 10:10 AM CST Jalisco time.

PASS: 5 YES, 0 NO.

The next La Puntilla board meeting will be held at 11:00 AM CST Jalisco Time on Friday, January 21, 2005, via conference call.

Future Board meeting dates and January 2005 annual meeting date:

Monthly Meetings: 3rd Friday of month, 11 AM CSTJalisco time.

Jan 21 – this meeting is tentative and subject to the discretion of the new Board

2005 Annual Meeting: Wed, January 5, 2005, Noon CST Jalisco Time, at Caledonia Restaurant (formerly called La Luna y Sol) in La Cruz. Lunch served at 11:30 AM CST Jalisco Time.