



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

Minutes - June Board Meeting
July 17, 2004 Saturday, 9AM
(Central Standard Time – “Jalisco Time”)
Dobyns La Puntilla Residence – Thomas hosted conference call

Board Members via Conference Call: Jim Rosenwinkel; Pam Thomas; Erin Strench.

Guests Present via Conference Call or In Person: Jerry Martinson

Board Members Absent: Amy Welch

Administrator and Staff present: Cherie Sibley and Armando Bravo

Being a quorum, the meeting was called to order at 9:09 AM by President Erin Strench. Thomas hosted the conference call. Thomas, Dobyns and Sibley took minutes.

Lydia Dobyns moved and Erin Strench seconded that the June 17, 2004 minutes be approved.

PASS: 4 YES, 0 NO.

Administrator’s Report (report on web site, www.lapuntilla.org) – Cherie Sibley:

Email Amy Welch if you are unable to logon to web site with user name and password.

Sibley presented the budget summary showing January to June 2004 expenditures. The VC directed Sibley to review the budget and email Strench a proposal reflecting savings and potential reductions, deferrals and/or elimination of expenditures for July through December 2004. General discussion to be as thorough as possible in showing how we could end the year with a balanced budget that matches the total expenses approved in January 2004. There was discussion that there have been a number of extraordinary expenses (finiquitos for 2 employees, sewage treatment plant services and the boulder burying). Sibley will send an update of proposed cuts and savings, along with a reserve fund update to Strench and after his review, to all VC members. VC anticipates approving a revised expense plan at the August 20, 2004 meeting. Concerns were raised about large expenditures for attorney fees and Sibley expressed confidence that, with the exception of possible new fees to collect against 1B, future months would have low attorney fees. Sibley indicated that the VC should be careful about the extent to which we want to propose changes to bylaws for the January meeting, as that will certainly have high attorney fees. Jerry Martinson mentioned that in 2003 Administrator Doug Davies had paid \$3000 to the attorney prior to Maria O’Connor, who had offered to return the retainer. Sibley will contact the attorney and seek the return of the \$3000.

Insurance Policy Translation – Cherie Sibley

Sibley reported that the insurance policy has been translated into English and emailed and will ask Amy Welch to post to the La Puntilla website.

Site Supervisor’s Report (report on web site) – Armando Bravo:

General cleaning and landscape maintenance of the La Puntilla common area was reviewed.

Delinquent Accounts:

Sibley reported that with the exception of 1B, all homeowners are current with all fees and assessments.

Security Badges – Cherie Sibley:

Sibley reported that all homeowner badges, passes and employee badges have been distributed.

Special Assessment Discussion: Cherie Sibley

Sibley reported that there was much confusion regarding Order of the Day Items #3 and #4 for the extraordinary assembly scheduled for 7/17/2004. Sibley emailed all owners on 7/16/04 with a breakdown of the costs referred to in #3 and #4. The confusion was that it wasn't clear what was being proposed as a new assessment, what referred to payments previously made in 2003 (\$4500 pesos) and it was also not clear that the \$58,000 for the boulder burying had already been expended, and the assessment to be discussed was to reimburse the reserve fund for this amount.

July Assembly – Cherie Sibley

After discussion reviewing the language in the Order of the Day, Dobyms moved, Strench seconded a motion to authorize Dobyms and Sibley to discuss VC and homeowner concerns with Maria O'Connor prior to the start of the extraordinary assembly and to draft resolutions that were clearer or consider delaying action until January due to the absence of homeowners. Motion passed 4-0.

Water Treatment Plant - Cherie Sibley:

Sibley reported that the large grinding pump had been ordered and will be delivered in 4 weeks.

Michelle Willner de Cruz Invoice for Hurricane Kenna – Cherie Sibley:

Sibley reported that Michelle had been paid and that this would appear on the July budget report as another "out of budget" expenditure.

Landscape Report – Pam Thomas: Thomas has continued to have problems with Arte Verde finishing the landscape projects on several areas in La Puntilla. In addition, Arte Verde was to submit a plan for the common-area park between A and B Street in time for the extraordinary meeting in July. This plan was not finished in time. Work will continue with Arte Verde on the central park plan. A future plan will be submitted at the General Assembly in January. Thomas completed a written detailed landscape report of her concerns. This report was submitted to Cherie Sibley for review. Sibley will be directly communicating with Arte Verde. Continuing and finishing our landscape plan with Arte Verde was discussed. Only a down payment has been submitted to Arte Verde. At this time, no further monies will be dispensed to Arte Verde. Thomas and Sibley will work together in an effort to finish many of the projects under construction. Many of these projects will be tabled until after the rainy season. In the unfinished landscape area by the water treatment plant, Thomas had asked Sibley for quotes on painting the brick walls. This was side lined at this time because of the rainy season and will be reviewed again next fall. The vines have been planted next to the wall and should cover this area in the next few months. Painting may not be needed. In addition, removal of tattered material hanging on the brick wall will be investigated. Sibley will be receiving quotes to build a new cyclone fence for the garbage area and repair the existing cyclone fence. More vines will be planted along the cyclone fencing once it has been repaired. A trench line will be made along the curb- side if the sand continues to wash down during the rainy season. Three small and slow growing palm trees will be planted along the brick wall in the bay side corner. Along the driveway between A & B streets, two more palms will be planted. In addition, landscaping the front entrance to La Puntilla was discussed. Thomas will be working with Sibley on a landscape plan for this area. Concern over landscape maintenance and upkeep was discussed. Management voiced concern over the high turn over of gardeners and the lack of consistency in the last few months. Armando will be alternating his hours at La Puntilla.

Seawall Liability Question – Amy Welch

Amy Welch had raised concerns in earlier VC meeting about potential liability. Sibley reported that she had contacted O'Connor who expressed the opinion that it was highly unlikely there would be any repercussions for the work that has been done.

Web Site – Cherie Sibley

Sibley commented that Amy Welch has reported that the website is 75% complete and that it looks great and is a wealth of information.

New Business

Sibley asked the VC for permission to develop a formal marketing plan for the January Extraordinary Assembly that would provide the Association with a detailed cost-benefit analysis of development plans for the common area in front of B Street. Sibley's working concept is to consider selling a portion of the land for construction of additional homes and utilize the proceeds to make infrastructure investments, including creating amenities in the common area. Strench mentioned that Amy Welch had offered to head up a committee to study possibilities for the area and Sibley indicated she would follow up with Welch. VC thanked Sibley for being willing to invest the time to develop a plan and provided direction to proceed.

Jerry Martinson asked that Sibley meet with himself and Mike Ward to conclude the phone line and possible violation that his electrical meter was being used to operate the La Puntilla cistern light indicator. Sibley agreed to the meeting.

Jerry Martinson asked the VC whether or not it intended to comply with Nayarit Law and rotate positions within the VC as required. Sibley will discuss with Maria O'Connor what is required of the VC.

Future Board meeting dates and January 2005 annual meeting date:

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

Aug 20 Sept 17 Oct 15 Nov 19 Dec 17 Jan 21

2005 Annual Meeting: Sat, January 29, 2005.

Strench asked that we review the date for the annual meeting because he will not be able to attend on January 29, 2005. VC agreed to discuss at the August meeting.

Pam Thomas moved and Lydia Dobyms seconded that the July 17, 2004 meeting adjourn at 10:30:AM (CST).

PASS: 4 YES, 0 NO.

The next La Puntilla board meeting will be held at 11:00 AM CST/PV Time on Thursday, August 20, 2004, via conference call. Pam Thomas will initiate the call.