



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

Minutes - June Board Meeting
June 17, 2004 Thursday, 11:00 AM
(Central Standard Time – “Jalisco Time”)
Thomas USA Residence – Thomas hosted conference call

Board Members via Conference Call: Lydia Dobyns; Jim Rosenwinkel; Pam Thomas; Amy Welch.

Guests Present via Conference Call or In Person: None

Board Members Absent: None

LP President, Administrator and Staff: Erin Strench, Cherie Sibley and Armando Bravo from The Property Shop in Puerto Vallarta.

Being a quorum, the meeting was called to order at 11:09 AM by President Erin Strench. Thomas hosted the conference call. Welch took minutes.

Jim Rosenwinkel moved and Pam Thomas seconded that the May 21, 2004 minutes be approved.

PASS: 5 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.

Beachfront Concession – Erin Strench:

Strench met with Maria O’Connor regarding the beachfront concession. It was her opinion that the concession application could cost as much as \$100,000 USD and because of future planning issues (malecon along the bay), thereby the concession would likely not be granted. Welch asked whether or not there was any association liability for grass, landscaping or irrigation on the zona federal, Strench to seek a legal opinion from Maria O’Connor.

Welch expressed concern that without a concession we cannot legally have a seawall, grass and sprinklers; thereby violating federal laws. See web site for Maria O’Connor’s seawall opinion.

Bylaw Review – George Thomas:

If anyone wishes to suggest bylaw changes, please give to Thomas no later than July 1, 2004.

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

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

Bookkeeping – Cherie Sibley:

Strench and Sibley have reviewed the financial reports again this week. Accountant/Attorney Bill Welch has also reviewed the books, and made comments for changes. Welch commented that the books are improving.

Delinquent Accounts:

Unpaid Dues: 10% interest penalty (Bylaw Article 84)

1 B \$ 139,362.11 p

Strench met with Maria O’Connor regarding filing an action against 1B. Attorney O’Connor has sent a “demand letter” (30-day collection letter) to the owners. The letter was hand-delivered to the owner’s place of work; an employee signed for the letter, acknowledging receipt. The demand letter was also emailed to the homeowner. No sale can be consummated until the dues are collected. The notario closing the sale is required to contact the association’s manager to pay-off the final dues/assessments owed.

2 B 2,614.23 p
4 B 2,131.95 p
8 B 2,600.00 p
10 A 1,512.78 p (to be paid on Saturday, June 19, 2004)

Third Quarter Maintenance Dues:

The Third Quarter Maintenance Dues are owed July 1, 2004 and considered late July 17, 2004. The amount owed is \$15,600 less the 1st and 2nd quarter rebate of \$1,488 = \$14,112.

Assessment – Cherie Sibley:

Lydia Dobyns moved and Pam Thomas seconded that we cancel the present request for assessment of \$5,586 pesos as the work was completed for \$3,072 pesos. The new assessment is \$3,072, Sibley will send out a new invoice to all homeowners, due July 1 and considered late by July 15.

PASS: 5 YES, 0 NO.

O'Connor's recommendation is that Strench email homeowners for their advice on their preference regarding the completion of the beachfront.

Lydia Dobyns moved and Pam Thomas seconded a request to place an agenda item on the July Extraordinary meeting to cancel the previously-approved palapa project because of inaccurate costs from the original estimate.

PASS: 5 YES, 0 NO.

Lydia Dobyns moved and Pam Thomas seconded that Sibley present cost estimates for irrigation and reseeded to restore the beach front to pre-hurricane condition.

PASS: 5 YES, 0 NO.

To date, beach reconstruction estimated costs are:

*34,500 p to add a 6-zone sprinkler
46,000 p add soil and re-seed with grass
80,500 pesos total*

Land Use Committee- Erin Strench:

Amy Welch volunteered to chair a Land Use Committee regarding the improvement of the field across from "B" street. Homeowners are encouraged to email Welch to volunteer their membership on the committee. All homeowners are encouraged to participate and to present ideas.

Seawall and Palapa – Erin Strench:

The original April 2003 assessment was for \$212,268 (\$11,172 pesos per unit).

This assessment was based on an estimate which included a seawall and palapa in the field by "B" street. The assessment did not include beachfront sprinkler repair and re-seeding the beachfront. To date, half of the assessment (\$4,500 pesos per unit) has been collected, with the remaining balance of \$3,072 pesos due July 1, 2004, and is considered late by July 15, 2004. The balance owing reflects a credit from the original assessment. The remaining assessment dollars will not be used for the "B" street field palapa as the palapa costs are in excess of the remaining balance for the total project.

Strench indicates that the seawall looks presentable, and was completed as requested. The total cost to complete was \$58,353.75 pesos or \$3,071.25 pesos per homeowner. The funds were taken from the reserve assessment account.

Water Treatment Plant - Cherie Sibley:

Lydia Dobyns moved and Jim Rosenwinkel seconded to purchase a second larger grinding pump at \$8,000 pesos.

PASS: 5 YES, 0 NO.

Michelle Willner de Cruz Invoice for Hurricane Kenna – Erin Strench:

\$14,000 pesos was requested by Willner for services rendered; the La Puntilla board offered 25% of that figure for her work, which was rejected by Willner. Strench indicated that it was difficult to document the hours Willner claims, therefore the reason for the reduced settlement offering. Willner indicated in writing that she has rejected an honorarium

and requests full payment. A discussion ensued regarding the pros and cons of the work done and the payment requested and the lack of timeliness.

Erin Strench moved and Lydia Dobyms seconded to vote on Michelle Willner de Cruz's request for full payment. YES vote indicates to pay Willner de Cruz in full.

PASS: 3 YES (Rosenwinkel, Thomas, Welch), 1 NO (Dobyms), 1 ABSTAIN (Strench)

Water – Cherie Sibley:

Sibley requests that homeowners leave a cistern key with Sibley, so that water levels in each homeowner's cistern can be checked daily.

Dobyms had to leave meeting for another appointment..

Well Cover – Cherie Sibley:

An aluminum cover installed yesterday, June 16, 2004.

Landscape Report – Pam Thomas:

Thomas indicated that she has problems with Pedro/Alejandra and Arte Verde's following-through with their common-area park plan and bid. Hopefully, a park plan will be presented for vote at the July Extraordinary Meeting. Sibley will contact Pedro/Alejandra for updated Park Plans and Bid.

Sibley will also review the present Arte Verde work in the general common areas, and report back to Thomas.

Web Site – Erin Strench

All homeowners will be emailed their username and password for access to the La Puntilla web site. www.lapuntilla.org
After review, homeowners are requested to send comments and concerns to Welch for changes. The site is still under construction.

Ordinary and Extraordinary Meeting – July 17

Send originals of fideicomiso and proxy to Welch for mass forwarding via DHL to The Property Company in Puerto Vallarta.

At this time, no homeowners will be in attendance; nonetheless the meeting is required to take place through proxy with all motions to be presented prior to the meeting. Dobyms and Doolan original proxy and fideicomiso are presently in PV.

Due to Welch by July 9.

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Future Board meeting dates and January 2005 annual meeting date:

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

July 17 (date/time change, rescheduled from July 16), 9 AM PV time

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

Fri, July 17 Extraordinary Meeting (Semi-Annual) Noon, PV time

2005 Annual Meeting: Sat, January 29, 2005

Pam Thomas moved and Amy Welch seconded that the June 17, 2004 meeting adjourn at 2:15 PM (CST).

PASS: 4 YES, 0 NO.

The next La Puntilla board meeting will be held at 9:00 AM on Thursday, July 17, 2004, via conference call. Pam Thomas will initiate the call.

