



La Puntilla Condominium Association
La Cruz de Huanacastle, Nayarit
Mexico

Minutes - March Board Meeting
March 19, 2004 Friday, 11:00 AM
(Central Standard Time – “Jalisco Time”)
Casa B #6 – Home of Bill & Amy Welch

Board Members Present: Amy Welch

Board Members Conference Call: Lydia Dobyms; Erin Strench; Pam Thomas.

Board Members Absent: Jim Rosenwinkel.

Administrator: Cherie Sibley; Armando Bravo,

Guests Present: La Puntilla attorney Maria O’Connor, Jerry Martinson, and George Thomas.

There being a quorum, the meeting was called to order at 11 AM by President Erin Strench. Welch took minutes.

Corrections – Sibley added her name to the Bital/HSBC account. No new account was opened.

Bylaw Coordinator. There is no committee, George Thomas will take homeowner input and coordinate the changes with attorney Maria O’Connor.

Pam Thomas moved and Lydia Dobyms seconded that the February 2, 2004 with the additions of the corrections. A special thanks to Juan Vallejo for the Spanish translation.

PASS: 4 YES, 0 NO.

Administrator’s Report – Cherie Sibley:

Landscaping:

Sibley requested additional time to find a private landscaper to

Water Treatment Plant - Cherie Sibley:

Cherie received a 30-page manual from the manufacturer regarding the plant. Chlorine appears to be a problem in treating the system as it kills the bacteria. Discussion ensued about asking homeowners not to place chlorine in their toilets which destroys the bacteria. Pam Thomas recommended that we look for a biodegradable cleaning product.

Budget - Cherie Sibley:

Jerry Martinson has brought to the attention of the board that there may be a discrepancy in the annual dues needed to align with the annual budget as approved by the homeowners at the annual meeting.

Pam Thomas moved and Lydia moved to leave the dues as they are presently and make any possible adjustments in the third quarter.

Two delinquent homeowners - 1B and 2B – Cherie Sibley:

1B – No payment.

2B – No payment for February or March.

Pam Thomas moved and Lydia Dobyms seconded that the board give Cherie the discretion to take all necessary steps to collect from 1B and 2B.

PASS: 4 YES, 0 NO.

Reserve Account – Cherie Sibley:

Sibley asked Dobyns if the reserve account is with HSBC/Bital or Lloyd's. Sibley will get this information for April meeting.

Beachfront Changes – Cherie Sibley:

At the February meeting, Pam Thomas moved and Amy Welch seconded that Administrator Cherie Sibley hire a civil engineer to look at the beachfront boulders (seawall) along with a status report on the environmental impact statement. This information should be ready for the March board meeting regarding current status, different options and cost figures. No new information. Sibley will hope to get report by next week.

Outside Vendor Costs – Cherie Sibley:

Accountant changed to a Puerto Vallarta accountant, Corporacion Aion Nagallanes y Assoc. The accountant, Mario, is the only employee of company.

Accounting – Cherie Sibley:

Adriana Sanchez, the bookkeeper, completed the February accounting last evening. George Thomas reviewed the January accounting and found that the accounting was confusing. We need to keep to a standard accounting practice and have balance sheets available for each meeting.

Bylaw Review – George Thomas:

Thomas will coordinate the collection of input from homeowners concerning the present adopted bylaws.

Distribution of Minutes – Cherie Sibley:

Jerry Martinson asked that this be brought up on the agenda. No one was particularly sure why as Jerry was not present. The Spanish version of the minutes, is the legal version of minutes. Strench asked for clarification from Sibley for the April meeting regarding Nayarit law and the distribution of minutes.

Performance Evaluation of the Administrator – Cherie Sibley:

Jerry Martinson requested that this item be placed on the agenda. Dobyns explained that this was an appointed position by that past VC. Strench asked to retain this position for the president.

Security – Cherie Sibley:

The security company owner felt that property manager Michelle Willner de Cruz was not accurate in assessing the unauthorized entrance into the Thomas home.

Concern was expressed that the gate is being left open and unattended. Sibley and Bravo were directed to have the security guards keep the gate down.

Concern was also expressed that the guards are not asking drivers for their names and who the guests are visiting. Dobyns asked if we can consider permanent stickers for homeowners' cars. Strench will review a security policy and come up with suggestions for the April meeting.

Landscape Report – Pam Thomas:

Paul Doolan and Mel Ronlund have received the packet and have no objections or comments.

Area 1- entrance to La Puntilla

Thomas was authorized to purchase additional bouganvilleas, and remove volunteer palm trees growing through the bouganvillea.

Area 2- median strip

Leave only ficus in place and remove eucalyptus and bouganvillea and oleander. Any plant material that can be removed and replanted, will be done so.

Prune back and thin the vines on the fence between Vallarta Gardens and La Puntilla. Bravo asked Vallarta Gardens to trim the shrub, which they refused to do so.

Pam Thomas moved and Lydia Dobyns seconded to have the eucalyptus tree in the median removed as it is a threat to the concrete drive.

4 YES, 0 No.

Bravo has been unable to find a gas hedge trimmer in Puerto Vallarta, he will purchase one in Guadalajara.

Area 3 – by gate

Vine on the fence at the entrance, has not been removed. Bravo will make sure this is done in the next week.

Thomas will have a palm planted where the guard stands.

Remove papaya tree by gate as it interferes with the fence.

Plant more bouganvillea along fence line.

Area 4- by gate and along B street

Remove dead palm along the drive.

Replace sick and dead oleanders along street.

Area 5 – spaghetti fungus

Bouganvillea removed. Area will be sprayed and new bouganvillea to be planted.

Area 6 – B1 common area on west street side

Take bouganvillea out and replant.

Vines and trees interfering with electrical poles and electrical lines – remove bottom of vines and pull down.

Pam will email the balance of the plans for Areas 6, 7 and 8. Vote will be taken by email.

Equipment Purchases – Armando Bravo

One blower and weedeater were purchased.

Hibbard Addition – Pam Thomas

Hibbards are requesting the addition of a bodega. Concern was expressed that the owners haven't forwarded any drawings to all board members. Sibley will request the Hibbards to forward more information as per the bylaw regulations and then forward everything to the board for a decision.

Harrassment Policy and Conflict of Interest Policy – Cherie Sibley

Strench directed Sibley to work with attorney Maria O'Connor to review a policies drafted by Strench. Sibley will attempt to have the policies reviewed and forwarded to the board in one week.

Hurricane Kenna invoice from Michelle Willner de Cruz - Erin Strench

Strench has asked Willner for additional supporting evidence regarding her bill - \$13,350 pesos, dated February 6, 2004.

Lydia Dobyns moved and Amy Welch seconded to thank her for her effort and offer a \$3,338 honorarium.

2 Yes, 2 Abstain (Welch, Thomas)

Waterline – Cherie Sibley

The main water line into La Puntilla crosses the private property to the vacant lot. The owner of the lot broke the line inadvertently. As the line is in part crossing his property, Strench

Beachfront Sprinkler Repairs and Grass Reseed – Erin Strench

Strench will work with Bravo to have cost estimates ready for the April board meeting. It is anticipated that the sprinklers and grass reseeding should be completed prior to June 15. Cherie will ask Maria O'Connor to determine since the first half of the assessment has been collected, is it possible to request the second half of the assessment. Determination for

the April meeting. Reseeding, seawall, palapa and sprinkler repair is estimated to be \$85,000 pesos. Dobyms recalls that there are 4 special assessments that are not accounted for. Sibley will follow up with reporting and collection. Strench will follow up with

Web Site – Erin Strench

Yearly expenses should not exceed \$200 usd per year.

Lydia Dobyms moved and Pam Thomas seconded that the association reserve www.lapuntilla.net and that a web site be set up to

4 Yes, 0 No.

Future Board meeting dates and January 2005 annual meeting date:

Monthly Meetings: 3rd Friday of month, 11 AM PV

Mar 19 ~~Apr 16~~ April 23 (one time change) May 21 June 18 July 16 Aug 20 Sept 17 Oct 15 Nov 19
Dec 17 Jan 21

Sat, July 17 Extraordinary Mtg (Semi-Annual)

2005 Annual Meeting: Sat, January 29, 2005

Pam Thomas moved and Amy Welch seconded that the March 19, 2004 Board Meeting adjourn at 1:25 PM (CST).

PASS: 4YES, 0 NO.

The next La Puntilla board meeting will be held at La Puntilla at 11:00 AM on Friday, April 23, 2004 at the Thomas residence – A-7. All homeowners are welcome to attend.

