

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

**Minutes - November Board Meeting
November 19, 2004 Friday, 11:00 AM
(Central Standard Time – “Jalisco Time”)
Welch hosted conference call**

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

Board Member absent: Lydia Dobyns.

La Puntilla Homeowner Guests present by Conference Call from Doolan’s residence at La Puntilla: Paul Doolan and Jerry Martinson.

Administrator, Staff and VC Board Member via Conference Call in Mexico (Doolan’s residence): Armando Bravo, Cherie Sibley and Pam Thomas.

There being a quorum, the meeting was called to order at 11:15 AM by President Erin Strench. Welch hosted the conference call. Minutes were taken by Amy Welch. *Pam Thomas moved and Erin Strench seconded that the October 15, 2004 minutes be approved.*

PASS: 4 YES, 0 NO.

Administrator’s Report – Cherie Sibley

Budget Projection to be forwarded by Sibley, by Wed, Oct 20 to all homeowners. 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 report.

Site Supervisor’s Report – Armando Bravo

See La Puntilla web page for report. The Board had no comments regarding the report. Wall painted from “B” Street to beach front. Two homes appear to have problems with their cisterns – 4B and 6B. There may be a leak.

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, 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.

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, filed suit in Guadalajara. Doolan asked Sibley for the name of their property manager; Sibley will research and report back at December meeting.

Financials – Cherie Sibley

Balances – as of Oct 30
40,000 pesos in Lloyd’s acct.
32,585 pesos in HSBC acct.

9,000 pesos owed Maria O'Connor, and not accounted for in balances above.

Bill and Amy Welch to meet Sibley at her office on Monday, Nov 22, from 3-5 PM to review receipts for the year. A formal Finance Committee presentation will be made by Bill Welch at the January annual 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.

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

Landscape Report – Pam Thomas

Bravo indicated that there have been problems with leaf-cutter ants, he has sprayed the park area.

Arte Verde has been paid. Thomas reported that the landscape looks better, she will have two dead palms on beachfront removed. Thomas is still on-target to present a central park plan in January.

Wall by the beach has not been repaired since the hurricane. Doolan offered to repair the approx. 20 feet of wall. Strench indicated that he plans to repair the sprinklers by January with any other homeowners that wish to participate. Doolan said he would repair the wall when the sprinklers are completed.

Maintenance Report – Cherie Sibley

Water is still a concern – there is not enough going to “B” street. Water needs to be switched on a regular basis. Bravo is presently on the property once a day, the valves need to be switched at least twice a day. Bravo is reluctant to have the guards make the switch the valves. Strench indicated that there needs to be a log showing when the valves turned on and off.

Old Business

Second Phone Line – Cherie Sibley

Telephone line returned to TelMex.

La Puntilla Federal Zone – Cherie Sibley

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

VC Board Officer Rotation – Erin Strench

Strench reported that at the December meeting, the VC Board will rotate positions.

Field between “B” Street - Amy Welch

Welch has been working with a builder from Rancho Banderas. Sibley has concurrently also been working on a development plan. Both plans will be submitted to the committee in draft for discussion at the committee meeting scheduled for Tues, November 23, 10 AM PV Time, at the Welch house, B-6. To date committee members are Paul Doolan, Lydia Dobyns, Jerry Martinson, Jim Rosenwinkel, George and Pam Thomas. Additional homeowners are requested to be a part of the Committee. Please contact chair Amy Welch if you are interested.

Agenda – Cherie Sibley

Sibley will mail an agenda for the ordinary (and possibly, extraordinary). 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.

New Development – Barajas and “B” Street development

Water and street use is of concern. It was agreed that Maria O’Connor, Sibley, Bravo, Jerry Martinson and a representative of the “B” street development will visit Siapa to inquire about the distribution of water. Report of meeting due at December meeting.

Election of Officers – Erin Strench

Paul Doolan, Jerry Martinson, Pam Thomas and Amy Welch have offered to run for the 2005 Board. Other homeowners are encouraged to notify Strench of their interest.

Erin Strench moved and Pam Thomas seconded to adjourn the November 19, 2004 meeting at 12:25 PM CST.

PASS: 4 YES, 0 NO.

The next La Puntilla board meeting will be held at 11:00 AM CST/PV Time on Friday, December 17, 2004, via conference call. Amy Welch will initiate the call.

Future Board meeting dates and January 2005 annual meeting date:

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

Dec 17

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

2005 Annual Meeting: Wed, January 5, 2005.