

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

Minutes - October Board Meeting
October 15, 2004 Friday, 11:45 AM
(Central Standard Time – “Jalisco Time”)
Welch hosted conference call

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

Administrator and Staff via Conference Call: Cherie Sibley and Armando Bravo

There being a quorum, the meeting was called to order at 11:45 AM by President Erin Strench. Welch hosted the conference call. Minutes were taken by Amy Welch. *Lydia Dobyns moved and Pam Thomas seconded that the August 20, 2004 minutes be approved.*

PASS: 5 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 report; they are also attached to these minutes.

Site Supervisor’s Report – Armando Bravo

See La Puntilla web page for report; they are also attached to these minutes. The Board had no comments regarding the report.

Delinquent Accounts – Cherie Sibley

4B owes for 2 quarters, through October \$34,111.54

1B – the new owners, Zdenka-Karl Miller, are current in their association payments.

The law firm that Maria O’Connor is associated, Robles, Lazo y Gallardo, will file the lawsuit regarding Maria Rocio Rodriguez within two weeks. Over 200,000 pesos are owed.

Water Treatment Plant – Cherie Sibley

The larger grinding pump has been installed, and is working.

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. Nominations will also be taken from the floor at the meeting.

Landscape Report – Pam Thomas

Bravo is in the process of pruning trees in the park. Sibley and Bravo will continue pruning with the gardeners’ help. Thomas will be returning to La Puntilla by mid-November, she will also continue to work with the gardeners to clean up this area.

Maintenance Report – Cherie Sibley

The wall, facing Punta Pelicanos, from 1B to the beach will be painted white by November 15.

Second Phone Line – Cherie Sibley

No homeowner indicated interest in the telephone line. Sibley will turn in the phone number to TelMex, and place the credit in the La Puntilla bank account.

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 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 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.

Insurance Policy Translation – Cherie Sibley

At the July meeting, Sibley reported that the insurance policy has been translated into English and will ask Amy Welch to post to the La Puntilla website. *Not received to date.*

Lydia Dobyns moved and Erin Strench seconded to adjourn the October 15, 2004 meeting at 12:32 PM CST.

PASS: 5 YES, 0 NO.

The next La Puntilla board meeting will be held at 11:00 AM CST/PV Time on Friday, November 19, 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.

Nov 19

Dec 17

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

2005 Annual Meeting: Wed, January 5, 2005.