

**Condominios La Puntilla A.C.
Vigilance Committee
December 10, 2010
Minutes**

Present for the phone conference meeting were: David Hibbard, Joni Knutson, Amy Welch; Dave Ronlund, Don Ronlund at La Puntilla; staff present in Puerto Vallarta were Cherie Sibley, Armando Bravo.

Board Absent: Steven Lazar, Jerry Martinson.

Alternates present: Dave Ronlund (representing Jerry Martinson).

Minutes taken by Amy Welch.

VC Board President David Hibbard called the meeting to order at 10:03 AM

1. Approval of November 12, 2010 minutes.

Don Ronlund moved and Dave Ronlund seconded to accept the November minutes.

4 YES, 0 NO

2. Administration Reports

- a) Administrator's report
- b) Site Administrator's report
- c) Financials

Armando is experiencing problems with the waste water treatment pump, he's running the smaller pump (115v) during the day and the bigger pump (220v) during the evening. There may be an electricity delivery problem between day and night. Additionally, the wastewater plant has not been cleaned out for two years.

Amy Welch moved and Don Ronlund seconded to clean the wastewater plant before Dec 17.

5 YES, 0 NO

Outstanding payments. Garcia (B4), Macias/Castro (B2), Martinson (A-3), Miller (B1), More (A1).

Jerry Martinson submitted a check but the bank wouldn't accept the check because of a minor glitch. New check coming this week.

Rick More has a minor balance of 2,051.85 pesos remaining.

Macias/Castro owes 50,398.42 pesos.

Garcia owes 2,247.13 pesos.

Miller owes 18,627.08 pesos, which will be sent to collections.

As a result of there not being enough money to pay

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Acta**

for the annual insurance premium, the VC requested that the premium be changed to be paid quarterly. In order to do this, the agent is allowing the 30-day grace period on the existing policy to expire and then will re-issue new quarterly premiums on the same policy.

Amy Welch moved and Joni Knutson seconded to approve the administration reports.

5 YES, 0 NO

3. 1B Lawsuit

No new information, Cherie will keep the Board updated. There is some progress.

4. Security Guards

Victor is leaving La Puntilla after his kidney surgery in Guadalajara. Cherie will consult a labor lawyer to explore options.

5. Maintenance

Missing wall between Vallarta Gardens and La Puntilla – end of “B” street

The insurance claim is still being processed, the amount of the settlement is unknown at this time. Vallarta Gardens manager Alex Schmidt has not responded to Cherie's two emails regarding help with paying for the wall. Don, Jerry, and Dave will look at the options for repair; and hire someone to construct the wall.

Chilo will be asked to clean-up the huanacastle at B1, as the gardeners are reluctant about their ability to work on this tree.

6. General Maintenance

Nothing discussed.

7. New Business

The **General Assembly** will be at the La Cruz Inn on Sat, Jan 29, 2011. Cherie will request homeowners to run for the new board. To date David Hibbard and Amy Welch have volunteered to serve next year.

One of the La Puntilla property managers is bringing in **questionable renters**. Current homeowners are wary about who she is renting the homes to as it's generally Mexican men only of questionable character.

Rick More's Bodega Request

Don Ronlund moved and Dave Ronlund seconded to accept Rick More's bodega plans, after Don and Dave determine the appropriateness of the height and rooflines.

5 YES, 0 NO

Family Christmas Party for Guards and Gardeners – Dec 18; approx. 3-7 PM. Gifts for children. Games and Lunch. Funds to be taken from La Puntilla general funds.

8. Adjournment

Amy Welch moved and Joni Knutson seconded to adjourn the meeting at 10:52 AM PV Time.

5 YES, 0 NO

**Meetings are the 2nd Friday of each month,
10 AM PV time.**

Jan 14, 2011

Jan 29 (Sat) Annual Assembly