

**Condominios La Puntilla, A.C.**  
**Vigilance Committee Minutes**  
June 11, 2021

**Present at 6B La Puntilla:** Molly Brittan, Karen King, John Whitten, Amy Welch.

**Board Present by Zoom call:** David Hibbard, Dave Ronlund (alternate); Don Ronlund (alternate).

**Guests Present:** Cynthia del Pino.

Meeting started at 10:00 AM, CDT.  
David Hibbard presided.  
Minutes taken by Amy Welch.

**Approval of May 12, May 21, May 31 Minutes**

*Don Ronlund moved and Karen King seconded to approve May 12, 21, 31 minutes; noting that Dave Ronlund was not present at all three meetings.*

**YES 5 NO 0**

**Administration Report**

John Whitten, interim administrator, reported work completed since appointment May 31. **John and Jose Luis will meet to review their duties and report back at the August meeting.** John to receive 300 pesos per hour, paid monthly, and hours sent to David Hibbard for approval prior to sending to accountant.

Jose Luis to continue his maintenance position plus complete all the duties of Victor as site supervisor (schedule guards, run errands to get parts, get water, etc). 30% increase in pay plus mileage (1,500 pesos per month). Effective date, Monday of this week, June 7.

*Molly Brittan moved and Karen King seconded to pay John 300 pesos /hour and Jose Luis' pay to increase 30%.*

**YES 4 NO 0 ABSTAIN 1 (Don)**

It was agreed that **John should talk to the staff and the accountants about paying every 15 days. To be explored more, no decision at this point. Report back at July meeting.**

**Financials – Delinquency Report**

A8 = 24,142.16

B1 = 1,042,045.68

**Condominios La Puntilla AC**  
**Comité de Vigilancia**

Karla Larromana agreed to pay \$10,000 pesos monthly, May, June, July. May has been paid.

*Karen King moved and Molly Brittan seconded to approve the Administrator's reports.*

**YES 5 NO 0**

## **Old Business**

### **1B**

John was contacted by Kurt Miller asking why he didn't receive a Quarter 3 statement. John contacted Kurt and copied Norma Rodriguez, Norma concurred that Kurt was not to receive a statement. John was confused, showed the email to his wife attorney Cynthia del Pino. Cynthia knows Kurt's attorney, so let this fellow know that John is not responsible for legal or financial issues prior to John's start date of May 31, 2021. Kurt's attorney would like to negotiate closure. The board agreed that Cynthia to contact Kurt's attorney to see what he would like negotiated, and report back at July meeting or sooner.

## **New Business**

### **August Semi-Annual Meeting – Aug 7**

Ordinary meeting.

John and Amy will put the meeting notice and documents together and distribute, as needed.

### **Treasurer position**

*Karen King moved and Molly Brittan seconded to approve Dave Ronlund as Treasurer and move from second alternate to full board member; Don to become First Alternate.*

**YES 5 NO 0**

### **Jose Luis and John - Job Descriptions**

John and Jose Luis to write up the description and provide for approval at the July meeting.

### **Remodeling: review policy, process**

Molly to head up this task, and work with Amy to present at July meeting.

### **Notarizing of January meeting**

Karen and Molly signed, now completed, Amy to deliver back to The Property Shop.

### **Accountant to pay all bills**

When Dave Ronlund present in PV, to register with accountant as official LP Treasurer, and sign any banking or other needed information in his new role. Bill Welch and Isa Tellez to assist Dave with the 2022 Budget.

### **New Shirts**

John to work with guards, asking them about style shirt (collared, fabric, tshirt?). Their names will also be on the shirt. John to email report back to board, with cost, prior to July meeting. Anticipated cost is 150-300 pesos, depending on style shirt. Need 3-4 shirts per person.

### **Security Cameras**

John to work with Don to investigate security cameras at guard house, gate and along the beach. Report back at July meeting.

### **5B enclose patio overhang**

*David Hibbard moved and Amy seconded to approve the Kings to enclose their patio roof.*

**YES 5 NO 0**

### **1A Request dog fence at beach end of property**

*David Hibbard moved and Molly Brittan seconded to allow a fence no more than 3 feet tall, as described by Sandra.*

**YES 5 NO 0**

*Dave Ronlund moved and Karen King seconded to adjourn meeting at 11:24 AM CDT.*

**YES 5 NO 0**

**VC Meetings are the 2<sup>nd</sup> Friday of each month, 10 AM PV time, at 6B Welch (or another LP house).**

**All homeowners are welcome to attend.**

**Dates for LP Association Assemblies:**

**Aug 7, 2021 10 AM** – Welch house

**Wed, Jan 19, 2022, 10 AM** – Frascati's Restaurant.

**2021 Board**

**President** David Hibbard

**Vice President** Karen King

**Treasurer** Dave Ronlund

**Secretary** Amy Welch

**At-Large** Molly Brittan

**Alternate 1** Don Ronlund