

La Puntilla Condominio, A.C.

Vigilance Committee Meeting

25 November 2002

Minutes

Present at the meeting were Jerry Martinson, president; Chris Van der Maas, treasurer; George Thomas, vocal; Douglas Davies, administrator; Paul Doolan, homeowner; Lydia Dobyms, homeowner; and, Bill Welch, homeowner.

1. Administrator's update.

Our Administrator, Douglas, reported our complex is in quite good shape considering the storm that passed through. He also reported our budget continues to be under expended, which is also helping with storm expenses. The phone is now working in the guardhouse; more info to come.

2. Hurricane damage & repair.

There was a great deal of cooperation by everyone during the three days following the storm. The debris from the ocean side yards was moved onto the common area and then loaded into trucks for removal with everyone assisting. The cost of the three-day operation was determined to be divided 60% for the Association and 40% for the first nine homeowners on A Street.

10A was the only house on A Street that did not experience any storm debris. 5A suffered the most damage with the window sliders and walls being totally pushed in. **Motion: Chris; 2nd: George** to immediately repair the high wall fence between 10A and Vallarta Gardens and get all street lights operational. **Passed.** These were considered liability issues that needed to be addressed immediately.

The VC decided to wait on further repairs until the insurance payment has been determined. These include the sprinkler system on the ocean side; the reseeding/resodding of the beachfront; and, repair of the retaining wall between our beach walkway and Pelicanos close to the beach.

The VC, on behalf of all homeowners, commended everyone for the absolutely great job they did in storm recovery!!

3. Insurance recovery.

The paperwork for our insurance claim has been completed and submitted to the insurance company. It was necessary for Vanessa to spend 45 – 50 hours to complete that paperwork. The amount of the claim was approximately \$195,000. There is a period of two years during which additional claims could be made. Doug indicated the adjusters did not have significant questions of concern and we expect to see action on the claim before the end of the year.

4. Jetty construction by Pelicanos adjacent to La Puntilla.

The construction has been halted and will not continue as no permits were issued. The jetty would have caused considerable erosion on our side of it.

5. Water supply & distribution.

Supply up to storm time had been very good, however since then the supply has been more sporadic and contact with Siapa is always a challenge. Distribution remains a problem when our main cistern is under half full. In an effort to simplify and better enable distribution, the following motion was made – **Motion: George; 2nd: Chris** to begin the process of renovating the distribution lines by changing the main line to run from the junction at the guard house to connect at 9B. The expenditure is not to exceed \$50,000. **Passed.** This would eliminate any uphill flow that currently exists along B Street. The discussion involved possibly incorporating this project into the budget proposal for 2003 under capital projects.

6. La Puntilla rules & regulations.

Supplementary information will be sent to all homeowners regarding this agenda item. At the January assembly, the VC will seek action on rules for homeowners (much of which has been taken from the original bylaws); rules for private property managers; and administrative procedures /guidelines.

7. Agenda for January Homeowner's assembly.

The ordinary assembly in January will be held on Friday 3 January 2003 at restaurant La Luna Y Sol at 9:30 a.m. Jalisco time. The notice and agenda will be out shortly. Homeowners will be reminded of proxy requirements for non-nationals. The VC has no agenda items for an extraordinary assembly, so there is no call for one at this time.

8. Nominations for offices in 2003.

Again this year the VC is acting as the nominating committee. When President Martinson sent out the notice for this meeting, he asked for anyone interested to submit his or her name. The following were nominated or are known to be candidates at this time:

Don Ronlund (nominated for president but he has declined to be a candidate)

Paul Doolan nominated for a position on the VC

George Thomas indicated he would definitely like to continue serving on the VC

Jim Rosenwinkel nominated for a vocal position on the VC

Erin Strench nominated for a position on the VC

The VC will continue to solicit candidates in preparation for proposing a slate of candidates at the January assembly.

9. Other business.

Homeowner Bill Welch brought up the issue of developing the park/lot on the north side of B Street. President Martinson noted that Dave Ronlund was assigned to look into this issue and prepare any presentation for the January assembly. Suggestions mentioned were a tennis court, garage /storage bodegas or possible additional houses. Dave will be contacted to again pursue the issue.

Motion: George; 2nd: Chris to approve an addition, on the ocean side, to casa 2A. **Passed.**

Motion: George; 2nd: Chris to direct the Administrator to notify the homeowner in casa 8A that the fencing on the ocean side must be removed. **Passed.**

Our Administrator announced the possibility of his resignation from his position and the services he and Dru provide. Following a brief discussion, it was decided that the three VC members present and homeowners Paul Doolan and Lydia Dobyms would meet with Doug and Dru at a subsequent meeting to discuss the issue.

Motion: Chris; 2nd: George to adjourn the meeting. **Passed.**

Acting secretary, Jerry Martinson