

Minutes 1

Board of Directors Meeting

Those present Tim Whiting, Ruth Kading, Henry Laxen

Date November 11, 2011 4:10pm–5:30pm

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1.1 Old Business

1.1.1 Protocolized Minutes of the GA meeting

These are now completed and stamped.

1.1.2 Banking

We need to change Lori's name to Lorraine to add her to the bank account. Also we have finally succeeded in changing our account so that we can file our taxes electronically. The bad news is that the banking fees have increased from about 20 pesos per month to 300 pesos per month.

1.1.3 Water

Another round of comparing the master water meter to the individual water meters shows that they are pretty much in agreement. Our usage last year was 9829 cubic meters. Our yearly allotment is 10950 cubic meters.

1.1.4 CNA concession

We decided to use the services of Salvadore Alcantar (331-295-4179) to assist us in obtaining a new water concession. He is an ex banker, and is familiar with CNA procedures. He will get a preliminary evaluation by November 23. He will ask for an increase of our allotment to 15,000 cubic meters and a period of 15 years.

1.1.5 Treasurer's report

All of our back taxes and penalties have now been paid, after 3 years of accounting and filing problems. We are basically on track to close out the year on budget. However this is because we are using our balance that was carried forward from the previous year. This means we are underfunded on a year to year basis.

The new substantially reduced budget was discussed at length, and it was our conclusion that our first dues increase in 5 years was required in order to fund our year to year operating costs. This proposal will be presented and strongly advocated at the GA in Dec.

1.2 New Business

1.2.1 Date of General Assembly Meeting

The date of the next General assembly will be Wednesday, December 7th, at 4pm. The location will be Via Alta #6. Pizza and refreshments will be served.

1.2.2 Slate of officers

The current officers are willing to serve another year, though they would welcome any replacements willing to step forward.

1.2.3 Accountant

Tim and Ruth are investigating hiring a new accountant. It is possible that our old accountant had us pay some taxes that were superfluous. Also, the new accountant uses the same software (Quickbooks Pro) as Ruth will use, which would make integration much easier. Finally the new accountant seems to be much more accessible and responsive than our current accountant. Tim and Ruth will explore the optimum change over time to move our accounting files to the new services.

1.2.4 Water Pipes

Tim solicited bids for replacing some of the pipes running from the main line to the houses along Gaviotas #7 to Gaviotas #24. He received three bids, and selected Jose Louis Gonzalez as the lowest bid. The pipes in Lomas del Mar range in age from 30 to 35 years. Our plan is to replace them section by section before a major problem occurs.

1.3 Adjournment

Meeting adjourned at 5:30 pm.