



ASOCIACION DE VECINOS FRACCIONAMIENTO PLAYA DE ORO, A.C.

(referred to as the “Association” of the “Playa de Oro HOA”)

Playa de Oro HOA

874 S. Main St. #3737 - #55

San Luis, AZ 85336

Email: PDOHOA.BOD@gmail.com

Website: <https://pdohoa.com/>

General Board of Officers Meeting

AGENDA

Date: October 25, 2025

Time: 10:00 AM Pacific Time

Location: Zoom / Owners are welcome to join us via Zoom

<https://us06web.zoom.us/j/81599152016?pwd=6c1KV1o1b15IYB7JwtrnCQbyl8cG0o.1>

BOD: Lupe Amith (President), Greg Tiwald (Vice President), Allison Thanongsinh (Secretary), Terry McCullough (Treasurer), Jeff Holden (Parliamentarian)

Alternates: none

1. Call to Order
2. Presidents Welcome
3. Treasurer’s Report
4. Architectural Committee Report
5. Past Dues Committee Report: none
6. Old Business:
 - a. Status of Compliance Document Recording
7. New Business:
 - a. Board Pool Committee
 - b. Community Communications
 - c. Water Meters
8. Adjourn to Confidential Session to Discuss:
 - a. Community Violations
 - b. HOA Contracts
 - c. Collections
9. Adjourn to next Board meeting: Saturday November 22



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MINUTES

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BOD: Lupe Amith (President), Greg Tiwald (Vice President), Allison Thanongsinh (Secretary), Terry McCullough (Treasurer)

Absent: Jeff Holden (Parliamentarian)

The meeting was called to order at **10:08 a.m.** by Lupe, with board members **Greg Tiwald, Terry McCullough**, and **Allison Thanongsinh** present (Jeff absent).

1. Treasurer’s Report

- HOA fee collections reached about **\$148,000**, with most fourth-quarter dues expected soon.
- Overall, the association is in good financial shape, with roughly **10% of revenue left to collect and 54% of the annual budget remaining**.
- Most departments (security, pool, operations) are under budget, though **administrative and legal expenses** may exceed projections due to document recording and legal fees.

2. Architectural Committee

- Only one property addition under review; compliance confirmed.
- Discussion on a **pile of gravel** left on-site—likely homeowner’s responsibility unless maintenance finds a use for it.

3. Past-Due Accounts

- The committee awaits legal advice regarding long-term delinquencies (10–15 years).
- **\$50,000+ in back dues** have been recovered to date, with additional payments pending.

4. Old Business – Compliance Documents

- Updated **bylaws and CC&Rs** must be translated, notarized, and officially recorded in Mexico, generating legal costs.
- Two prior meetings' records are now filed; newer updates are pending.

5. New Business – Pool Committee

- **Six volunteers** joined; **Terry McCullough** leads.
- Four contractor bids for pool resurfacing and repairs were reviewed: estimates ranged from **\$20,000 to \$68,000**, depending on scope.
- The **jacuzzi requires urgent repair** (~\$2,800–\$3,300).
- The pool deck also needs attention.
- Any expenditure over **\$5,000** will require **member approval** at the next annual meeting.

6. Community Issues

- **Wi-Fi at the pool** confirmed operational and to be shared with residents via newsletter.
- Ongoing discussion with **CESPM** regarding water meters and pressure system repairs.
- New **Mexican law on beach access** discussed: communities must allow public access to beaches via public roads. Guards will document visitors who request access.

7. Website and Privacy Concerns

- A homeowner raised concern about **personal information (passport copies, signatures)** visible in public HOA website documents.
- The board will **consult legal counsel** on whether those documents should be password-protected or removed.

8. Closing

- The board moved into **closed session** to discuss legal matters and community violations.

Allison Thanongsinh

Allison Thanongsinh, Secretary