



**PLAYA DE ORO NEIGHBORS ASSOCIATION AC  
UNITED PROPERTY OWNERS OF PDO  
SAN FELIPE, BC MEXICO**

**NEW MAILING ADDRESS – PLEASE TAKE NOTE:**  
**UNITED PROPERTY OWNERS OF PLAYA DE ORO**  
**C/O SAN FELIPE EXPRESS**  
**689 N. Main Street, #990**  
**San Luis, AZ 85349**

**ASOCIACION DE VECINOS FRACCIONAMIENTO PLAYA DE ORO, A.C.**  
(referred to as the “Association” or the “Playa de Oro HOA”)

**Date:** March 22, 2024  
**Time:** 9:00 AM  
**Location:** Playa de Oro Lower Pool area

**MEETING MINUTES**

(\*NOTE: The meeting minutes have been reconstructed from an audio recording only; accuracy cannot be confirmed as notes were not taken during meeting or documented by then Secretary)

**Called to Order:** 9:02 AM

**Attendance:** sign-in passed around

**On ZOOM:** Vicki Fisk, Sharon Rhodes, Ray Lopez, Melanie Flanigan, Bryan Withnell, and Tanya Spickard

**Establish Quorum:** Quorum was established by electronic voting (70%) of eligible votes reported.

**Introduction of current Board of Directors:** George McClellan, Keith Farr, Paul Easley, Vicki Fisk, and Virginia Ferrari (late) -- (Not Present: Terry Cunningham and Mitch Newell)

**Introductions of all present completed.**

## **PRESIDENT'S REPORTS**

- Motion to approve January 21, 2024 BOD minutes
  - Motion Approved
- Motion to approve Nov and Dec, 2023 Financial reports
  - Motion Approved
- Motion to approve Jan and Feb, 2024 Financial reports
  - Motion Approved
- Ratify action(s) taken since January 21, 2024 (if any)
  - **Heat pump on hot tub.** Research on heat pumps. Pentair more money in Mexicali. Less expensive to ship from USA but not available. Brand Hay (sp) is less expensive and just as good. The Hay (sp) was ordered. \$4,400 heat pump, \$250 shipping & importation. Total around \$5,500.

## **FINANCIAL REPORTS**

- Budget status (through February 29) per Paul.
  - \$110,000 Collected for HOA Dues
  - Total \$180,000
  - Remaining amount to collect \$70,000
- 2025 Projected budget per Paul.
  - Special Assessment Dollars - \$34,762
- Special Assessment money collected to date per Paul.
  - \$21,300 Collected???
  - \$12,900 amount to collect???
  - NOT SURE WHAT PAUL WAS TALKING ABOUT. Left this subject then returned with different amounts.

\$73,000 in bank that we haven't spent

BOD discussion - discrepancy in reconciliation between bank, Freshbooks, and ledger.

## **RATIFICATION OF THE BALLOTS PROVIDED TO THE ASSOCIATES**

- Reading and announcement of the Proxies and counting process
  - 145 eligible votes.
  - 102 received.
  - 70%

## **ELECTION OR RE-ELECTION, IN ITS CASE, OF THE MEMBERS OF THE BOARD OF DIRECTORS OF THE ASSOCIATION**

- Announce vote results (Electronic and physical proxies)

- Board Members
  - George 92 votes
  - Dan 92 votes
  - Sue 86 votes
- 2025 Budget Approval
  - 91 votes: YES
  - 11 votes: NO
- Amendments to the CC&Rs
  - Allow electronic voting: 94 to 8 (passed)
  - PDO Letters in circle: KEEP - 62 to 40 (passed)
  - Term Limits: 65 to 37 (passed)
  - One warning then \$50 fine for dog off leash: 75 to 27 (passed)
  - Suspending voting rights of people not in compliance with architectural: 82 to 20 (passed)
  - \$100 plan review fee: 63 to 39 (passed)
- Recess for new Board to appoint officers.
  - New board recessed.
- Announce and Appointment of Officers within the Board of Directors of the Association
  - Dan Hager announced they will meet again in the coming week/weeks to determine roles and then share out that information by email.

## OLD Business

- Solar for hot tub:
  - Solar for hot tub \$13,364 new and installed estimate
  - Plus ... Inspection fee \$1,000 approx.
  - Plus ... UVIE \$1,000.00 approx.

Motion: Table solar for hot tub issue for new board by Virginia, second by George.  
**(PASSED)**

  - Paul – nay
  - Virginia – yes
  - George – yes
  - Vicki – yes
  - Keith – yes ???
- Safety handrail to pool bathrooms (completed?)
  - Per Paul, completed.
- PDO Insurance:
  - Virginia reported that she and others had met with a second insurance broker and were waiting for their bid/estimate and will share out to BOD when received.
- New Building – getting bids to move forward:
  - DISCUSSION...
  - Virginia made motion to table for new BOD; **(PASSED)**

- Paul – nay
- Virginia – yes
- George – yes
- Vicki – yes
- Keith – yes ???

### **New Business**

- Results of CCR changes

**Motion to Adjourn meeting:** (George motion, Virginia second)

**Meeting adjourned at XXXX** (unknown/time not recorded)

**Public Comments (In accordance with HOA bylaws, members must be current on their dues payments to receive the right to speak. The right to speak will be limited to 5 minutes.)**

Public comments if they can be interpreted ... and also was that before or after recording ended.

\*Tabled items should be discussed at general meeting not in private (unknown)

\*Question on Edgar (accountant) balancing books (unknown).

\*Question for Left turns from highway. Can we get a legal left turn lane? (unknown)

\*Paul - departure from BOD statement.

\*George - home owners leaving. Stop getting so f'ing petty. Don't talk behind others backs ...

\*Ida - spoke on conflict

\*Someone - agree on documents before presenting at general meeting

\*Dan - though short a board member, could use someone fluent in Spanish. Keith is fluent in Spanish.

\*Someone - board can disagree but not fight at board meeting.

\*Someone - Back dues. Going to banks.