

Information Bulletin 1/2025 to the residents of the Malanquin residential complex

Our association consists of a group of neighbors from our development (Fraccionamiento) who are interested in preserving or increasing the value of their properties. We also want to live in a safe, clean, pleasant, and respectful place.

The association is a registered non-profit society. Those of us who participate in it are volunteers and there is no economic interest.

Complying with the association's law, on Jan 18th, 2025, we held the annual ordinary assembly of the association. Two matters were formalized:

- The new board of directors was elected.
- Approval for the 2025 budget was received

We also informed residents of the status of the negotiation with the current manager of our fraccionamiento (La Mesa Club de Golf AC). The highlights for were:

- Maintenance companies for our fraccionamiento were evaluated
- We requested information from LaMesaCG, AC so that the maintenance companies we contacted could present an economic proposal.
- The information we received was inconsistent and incomplete.
- As we did not have transparency, we were unable to establish and would be unable to manage these fees.
- We met with the Alternative Justice of the State of Guanajuato via a neutral arbitrator to negotiate receiving valid and complete information from La MesaCG
- The authorities invited us on three occasions to present our case. The first two meetings were not attended by LaMesaCG, but their management sent an envoy (Lic. Torres with no legal representation) to only the third and final meeting.
- If we want transparency from the La Mesa CG we will have to propose a different approach.
- So far, we have established that some residents have never paid maintenance fees. We want to determine if the developer waived or somehow excluded them from the obligation to pay maintenance fees.

We will soon hold an extraordinary assembly to be able to present the alternatives and vote on them.

