

**LAS PALMAS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 20, 2020
2:00 P.M.**

Board Meeting Location: City Property Management Office
4645 E Cotton Gin Loop
Phoenix, Arizona 85040

City Property Management Company: Brian Lincks – President
Max Heckel – Accounting Supervisor
Edgar Astorga – Secretary

Board Members Present: Leroy Tapia
David Fresznick
Jackie Jeklinski
Carmen Winkel

Recording Secretary: Edgar Astorga

I. Call Meeting to Order

- Meeting was called to order at 2:02 p.m.
- The quorum was met with more than 50% of the board present.

II. Minutes

- Meeting minutes for January 2020 were approved as presented.

III. LPR Discussion

- No motions made.

IV. Financial Report

- Report was provided by City Property Management.
- The January 2020 financials were approved as presented.
- **A motion was made by David to not pursue any collection action on accounts until second quarter. The motion was seconded by Leroy and passed by unanimous vote. Affirmative vote.**
- **A motion was made by Jackie to have any owner who has limited utility access restored based on delinquencies only on fines or violation fees. Motion was seconded By Carmen and passed by unanimous vote. Affirmative vote.**

Open Forum

The floor was opened to any owner who wanted to speak about the financial, budgets and general questions about the community. Questions about the financials, previous accounting history and the 2020 budget were entertained by the board.

V. Ballots v. Proxies

Tabled.

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- VI. HOA Website/Social Media**
- No motions made.
- VII. Security/Surveillance**
- No motions made.
- VIII. Meetings/How Many**
- **A motion was made to establish a meeting on the third Thursday monthly at City Property Management office with the location subject to change as requested from the board with April and August meeting in Puerto Penasco, Mexico. Motion seconded and passed by unanimous vote. Affirmative vote.**
- IX. Rentals**
- Tabled until clarified with Mexico legal counsel.
- X. Budget/Collection of Delinquent Accounts**
- **A motion was made by David to establish a budget created by mid-October or prior to next years annual meeting with all expenses of the association included. Motion seconded by Leroy and passed by unanimous vote. Affirmative vote.**
 - *Let the minutes reflect that City Property Management advised the Board of Las Palmas Association to make sure they have the Directors and Officers insurance policy documents and declaration page to ensure the policy is in effect.*
 - **A Motion was made by Leroy to approve the Las Palmas impact fees increase which will increase the employees of Las Palmas salaries and funding for day to day operations. The motion was seconded by David and passed unanimously. Affirmative vote.**
- XI. Misc.**
- **David made a motion to retain Gomez del Campo and Moreno LLP Legal counsel. The motion was seconded by Leroy and carried unanimously. Affirmative vote.**
 - The next board meeting is March 19, 2020 and 1:30 p.m. at CPMC office.
- XII. Adjournment:** There being no further business to discuss, the meeting was adjourned at 4:00 p.m.

Respectfully Submitted by,

Edgar Astorga Recording Secretary

