

Las Palmas HOA Meeting Minutes

01/26/20

I. Call to order

The first board meeting of the new Las Palmas Board of Directors was called to order at 11:00 am January 26th, 2020. The meeting was held at Las Palmas upstairs clubhouse.

II. Roll call

The following persons were present: Leroy Tapia, Bonnie Horton, Jackie Jeklinski, David Frenznick and Carmen Winkel

III. New business

- a) **Vote for Board Member Positions:** Leroy Tapia nominates Carmen Winkel for Secretary. Carmen Winkel nominates Leroy Tapia for President. Bonnie Horton nominates David Frenznick for President. Members have discussion and all agree: Leroy Tapia as President, David Frenznick as Vice President, Bonnie Horton as Treasurer, Carmen Winkel as Secretary, Jackie Jeklinski as the Member at Large.
- b) **Board Member Expenses:** Discussions regarding the expenses the board will be taking. It was agreed that at this time no cell phone bills will be submitted or paid. All expenses must be approved by a majority of members. All expenses need to be submitted by the last day of the following month.
- c) **Board Meeting Frequency:** Board members agree to meet in Puerto Penasco every quarter and other board meeting will be held in Phoenix.
- d) **Las Palmas Website:** Discussion and agreement to contact Ross Anfusio about getting access to the Las Palmas HOA website.
- e) **Las Palmas Attorneys:** Discussions concerning whether our current attorneys have a contract. The question will be put to Oswaldo. The agreed to look into interviewing attorneys that are licensed in both Arizona and Sonora, Mexico. This will ensure that our attorneys will be bound by Arizona State Bar ethical and fiduciary rules, while still being able to advise us as to Mexican law.

- f) **LPR Contract:** Discussions on possibly meeting with LPR to discuss their contract. Bonnie will contact LPR to set up a meeting in Phoenix, hopefully in mid-February, followed by a board meeting.
- g) **Online Directory via CPM:** Discussions regarding a possible online directory via the CPM website. Owners will be able to opt in or out.
- h) **Set Hours for Onsite Management:** Discussions concerning set hours for Osvaldo and Leo so their presence on the property is consistent.
- i) **Re-opening Bar on Second Floor Clubhouse:** Discussions concerning whether we should reopen the second-floor bar. How would it affect the liquor license? Who would be responsible for managing it? Would it be separate from LPR? Agree to discuss further later.
- j) **Curio Shop:** Discussions regarding the curio shop having their products displayed outside. All agreed this is not important now, but the issue will be revisited in the future.
- k) **New Pool Rules:** Discussions concerning the new family pool rules following the vote of members at the annual meeting. The Board considers it important to ensure that babies and toddlers use swim diapers when needed.
- l) **Past Annual Meeting Minutes:** Discussions regarding putting past annual meeting minutes on the CPM site. Bonnie stated that, in the past, the minutes were not put on the CPM site because there is too much personal information and it was thought best to have them available in Osvaldo's office rather than online.
- m) **Elevators:** Bonnie moved to approve the funds for Osvaldo to start work on the Baja and Bonita elevators February 1st. All in favor, Approved.
- n) **D&O Insurance:** Discussions concerning whether the Association has Directors & Officers (D&O) insurance. Osvaldo will be questioned and, if not, all agree to obtain.
- o) **Proxys vs Ballots:** Discussions regarding whether it would be beneficial to have ballots vs. proxies. It was agreed that more research is needed to determine the legality of ballots in Mexico. It was agreed to consider this issue again in the near future once legal counsel is retained.

IV. Adjournment

With no further business to discuss, the meeting is adjourned. Next meeting set for mid-February. Meeting will be held at CPM Phoenix, date to be determined.