

URBANISATION EL OLIVAR DE BUENAVISTA RESIDENTS ASSOCIATION

MINUTES OF THE FIRST ANNUAL GENERAL MEETING HELD AT VILLA NO: 35, EL OLIVAR DE BUENA VISTA URBANISATION ON THE 6 MAY 2005 AT 12 NOON.

PRESENT:	Ana Lafuente Catano & Carlos Moratinos Meissner - Lawyers	Representing properties Nos: 45 – 84 with the exception of Nos: 46 & 79.
	Norman Hayes	Villa 'D'
	Victor Baugh	No: 1
	Geoff & Clinton Poole	No: 2
	Gary Jackson	No: 3
	Mike & Chris Mitchell	No: 6, 11 & Proxy for Nos: 4 & 17
	Chris Fonseca	No: 7 (Proxy)
	Doug Jones	No: 9
	Jan Fonseca	No: 10
	David Johnson	No: 12
	Tammy Henderson	No: 14
	Laurie Bennett	No: 15
	Derek Day	No: 16
	Tony & Delysia Davison	No: 18
	George Snape	No: 22
	Denise Thomerson	No: 23
	Kevin Bollans	No: 26 (Proxy)
	John & Gloria Hollocks	No: 31 & Proxy for No: 29
	Harvey & Barbara Blair	No: 34 & Proxies for Nos: 33 & 35
	Mrs Elizabeth Louis	No: 46
	Andy & Carol Miller	No: 67
	Leonard & Ann Hunt	No: 77
	Den Pigeon	No: 79

1	<p>Chairman's Opening Remarks</p> <p>Harvey Blair, as Chairman, welcomed everyone to the first AGM of the Residents Association which had a good attendance from owners and prospective owners. He then described to the meeting the voting procedure for the various proposals which would be put to the Meeting.</p>
2	<p>Introductions</p> <p>The Chairman explained that two lawyers, Ana Lafuente Catano & Carlos Moratinos Meissner were in attendance representing the building company. The firm were based in Malaga and would assist the meeting on points of Spanish Law as and when relevant.</p>

	<p>The Chairman then expressed his thanks to the various owners who had volunteered to form a Committee and to Chris Fonseca for setting up a Web Page for the Urbanisation.</p>
3	<p>Election of President Nominations were requested for the position of President of the Association and Mike Mitchell nominated Harvey Blair for the position. This was seconded by John Hollocks. The Meeting unanimously agreed that Harvey Blair be elected to the position of President.</p>
4	<p>Election of Vice President Nominations were requested for the position of Vice President of the Association and Harry Booth proposed Tony Davison for the position. This was seconded by Barbara Blair. The Meeting unanimously agreed that Tony Davison be elected to the position of Vice President.</p>
5	<p>One Villa – One Vote Harvey Blair explained to the Meeting that under Spanish Law the size of the property determined the percentage value of a vote. The Committee had discussed this at length and felt it more appropriate that each villa owner had one vote on any proposal put forward at meetings. The Meeting unanimously agreed that each villa owner would be entitled to one vote at all future Meetings.</p>
6	<p>Budget Proposals for the next twelve months Harvey Blair explained that all owners had received a copy of the proposed Budget for the year May 2005 – May 2006.</p> <p>He proposed that a contribution of 100 Euros be taken from each owner for the year to May 2006.</p> <p>FOR the above proposal: Villa Numbers: 14, 10, 2, 7, 21, 12, 79, 15, 33, 34, 35, 18, 31, 29, 22, 1, 46, 3, Villa D, 26, 4, 6, 11, 17, 9 together with the Lawyers representing Villa Nos: 45 – 84 (with the exception of Nos: 46 & 79)</p> <p>AGAINST the above proposal: Villa Number: 16</p> <p>A question was raised regarding communal areas regarding who was responsible for the various utilities. It was explained that the lighting, water, sewerage, etc was the responsibility of the company concerned and Alcaucin Town Hall but that any problems that arose within a villa's own boundaries would be the responsibility of the owner to address the problem. It was also explained that once the Urbanisation had been completed the developers would give a final top surface to the roads and ensure that all villa external boundary walls were repainted.</p>

7	<p>Formation of Committee Harvey Blair explained that the Committee was made up entirely of volunteers and anyone could become a member. New members would be most welcome. The existing members of the Committee had all agreed to continue in their current roles.</p>
8	<p>Bye-Laws Harvey Blair explained that there were 19 Bye-Laws which were relevant to our Urbanisation and these had been drawn up by the Lawyers on our behalf. He then proceeded to read through the 19 Bye-Laws (See attached) and clarified certain points.</p>
9	<p>Any Other Business</p> <p>(a) Paint Colour – External Walls A proposal was put forward that we included in the Bye-Laws that all villas should be kept white or to include a band of colour immediately beneath the roof area. David Johnson (Villa No: 12) put forward the proposal that all houses should retain their external white colour and that the freeze could be painted in a single contrasting colour to be approved by the President.</p> <p>This proposal was put to the Meeting and unanimously agreed.</p> <p>(b) Colour of Boundary Grille Fences George Snape (Villa No: 22) put forward a proposal that the exterior iron fences could be painted either black or white.</p> <p>A proposal was put to the Meeting that Owners had the choice of black or white for the external boundary iron fences. A vote was taken on the above proposal which was as follows: FOR: Villa No: 22 AGAINST: Villa Nos: 2, 4, 6, 11,17, 23, 33, 34, 35, 18, 29, 31. The proposal was therefore defeated by a majority of 12.</p> <p>(c) Colour of Window Iron Grilles A proposal was put to the Meeting that Owners should keep the colour of their window grilles black. A vote was taken on the above proposal as follows: AGAINST: Villa Nos: 7, 10, 12, 21. The proposal was therefore defeated by a majority of 4.</p> <p>It was, however, unanimously agreed that the Window Grilles could be painted a different colour with the permission of the President.</p> <p>(d) State of Roads A question was raised by John Hollocks (Villa No: 31) concerning the state of</p>

the roads whilst private building and gardening works were being carried out to various properties.

Harvey Blair explained that he had spoken to the various private builders regarding this problem and had been advised that all debris would be cleared from the roads and that all new materials would be delivered inside the owner's property whenever possible.

(e) Post Boxes/delivery of post & Notice Board

Harvey Blair explained to the meeting the problems that had arisen due to the closure of the Hotel Romero where post had previously been left. Post was available at the La Vinuela Post Office and could be collected Monday to Friday between the hours of 8am and 10am. The Lawyers explained that they would be holding a meeting the following week with the developers and the question of a new post box for all owners' mail would be raised. It was hoped that this would be erected shortly. A Notice Board would be placed near to the Post Boxes for residents.

(f) Lists of work still to be carried out on certain properties

In answer to a question regarding the outstanding work to certain properties, the lawyers explained that at their meeting with the developers they would also raise this point to see whether progress could be made.

(g) Installation of Telephone Lines

The lawyers explained that they would speak to Telefonica to raise the question of when installation of telephone lines could take place and put pressure on them now that the Urbanisation was nearly completed.

(h) Removal of rubbish from site

The lawyers would also raise the question with the developers at their next meeting regarding the removal of builder's rubbish from the site.

(i) Erection of name signage for Urbanisation

Harvey Blair reported that with the permission of the two Villa owners at the entrance to the Urbanisation, David Johnson had agreed to erect name plates for the Association.

(j) Community Charges

Harvey Blair explained that he would appreciate it if all owners could pay the community charge of 100 Euros to him in cash. A receipt would be issued for each payment made. This money would then be banked with a local bank.

There being no further business the Meeting was declared closed at 13.45 hours.

Signed: _____

President

Date: _____

May 20th 2005

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