

## **MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 7 OCTOBER 2013.**

In the halls of Restaurant CASA PACO (Puente Don Manuel-Alcaucín), at 18.30 hours on the **7 October 2013**, duly convened, met, on second call, the members of the Urban Conservation Entity El Olivar de Buenavista which are related later, under the chairmanship of Mr. Cuff, in order to hold the Annual General Meeting according to the following:

### **AGENDA**

- 1) - Reading and approval where appropriate, the minutes of the previous General Meeting held on October 31, 2012.
- 2) - Report from the President.
- 3) - Report from the legal team in relation to the current situation of the entity and the actions taken in this respect.
- 4) - Presentation and approval of the accounts during the period from October 2012 to September 2013.
- 5) - Discussion and approval of the expenditure budget for the year 2014.
- 6) - Election of new Board.
- 7) - Questions and answers.

The General Meeting was attended by **39.44%** of the members of the Entity, represented by 35 owners both present and represented, whose names, representations, sharing ratios and other personal data and incidents of interest are contained in the signature form of attendance for the Assembly which is attached to the same documentation for appropriate purposes, which is considered here entirely reproduced.

The owners of these houses are: A, B, E, F, 3, 6, 7, 11, 12, 15, 20, 22, 24, 26, 29, 30, 33, 34, 35, 43, 45, 48, 50, 51, 54, 56, 57, 59, 75, 78, 79, 80, 82, 83 and 84.

Also attending the meeting was Mr. Mario Blancke (Town Planning), representing the City of Alcaucín.

The President opened the meeting, and, after thanking everyone for attending, the following results were recorded:

**FIRST POINT** - The Secretary proceeded to read the minutes of the General Assembly held on 31 October 2012 (both in Spanish and English), which were approved unanimously by all present.

**SECOND AND THIRD POINTS** - The President explained to the attendees that, together with the announcement of the AGM, all received a copy (both in Spanish and in English) of the report from the President about the current state of the urbanization, and it would be better to pass directly to a substantive discussion on the next point. This proposal was approved unanimously.

Mr. Blancke took the floor and explained to all present that all the objectives that the entity had raised, have finally been achieved satisfactorily.

- In respect of the acceptance of the development works, all present were informed that in 2010 the Town Hall approved the completion and adoption of the works and these were formally included in the Revised General Plan of Urbanizations. This point was crucial because without this adoption of development works, it was impossible to use executive action to collect debts from those owners with outstanding fees.

- So, now that the development works have been formally adopted the collection of outstanding debts is transferred to the authority of the Town Hall thus ensuring the debts will be collected.

- With respect to the last objective, which was the signature of agreement between the entity and the Town Hall to share the expenses for the maintenance and upkeep of public elements of responsibility has finally been reached on an agreement whereby the Entity solely be responsible to maintain and preserve the water purification system of urbanization and the green area at the bottom of the complex near the river, and the maintenance and upkeep of other public elements such as the street lighting, road, sanitation, cleanliness, ... will be maintained and paid for by the Town Hall of Alcaucín.

It also explains that the entry into force of this agreement will be in a few months, since it has to complete the procedure of approvals and publications required for this, so it is expected to come into force January 2014.

Finally, Mr. Blancke apologized on behalf of the Town Hall of Alcaucín for the delay in this process, explaining that it has not been an easy road and that our insistence and our patience has been fundamental to finally being able to successfully complete.

After clarifying any doubts posed by the owners, and after receiving the thanks from everyone for their presence and invaluable assistance and support throughout this process, Mr. Blancke left the meeting.

**FOURTH POINT.** - Along with the announcement of the AGM, all owners received copies (both in Spanish and in English) of detailed balance for incomes and expenditures for the period from October 2012 to September 2013, which have been duly authorized by Ms. Auditor (Mrs Brooks), and after clarifying the questions that arose in this regard, these accounts are approved **UNANIMOUSLY**.

Mr. Administrator informed all present that in relation to the sewage purification system we have experienced problems with the discharge following which we changed the maintenance company, carried out extensive maintenance work, and upgraded the contract to include water sampling. Recent samples have been forwarded to the statutory authority for their approval.

**FIFTH POINT.** - The President proposed to postpone the discussion and approval of the expenditure and budget for the year 2014, until January 2014, by which time the Administrator would provide his proposals to continue in a reduced capacity at a reduced cost, the present agreement being extended until the end of December 2013.

This proposal was accepted **UNANIMOUSLY** by all present.

**SIXTH POINT.** - After a brief discussion, it was **unanimously approved** that the new Board will comprise of the following people:

**President:** Mr. John Cuff (House 26)

**Auditor:** Mrs. Sue Brooks (House 75)

**Committee:** Mr. Harvey Blair (House 34), Mr. Alan Edson (House 54), Mr. Denis Pidgeon (House 79) (in the place of Mr. Bill Poole) and D. Fernando Cordoba (House 84)

**SEVENTH POINT**- It was proposed that the next Assembly be convened on a Saturday when many more owners may be able to attend. This was agreed **UNANIMOUSLY** and the next Assembly in January will be on a Saturday afternoon.

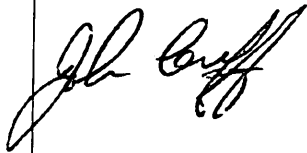
Regarding the recycling bins (glass containers, paper, trash etc) at the entrance of the complex, it was proposed to apply for a change of location as they continue to impede visibility when joining the highway. It was further proposed to change the location to opposite the entrance of the urbanization.

Another owner reports that someone has cut "cañaveras" (Bamboo) in the green area next to the river, and left all the waste. It is proposed that the area be cleaned immediately and to investigate who is responsible.

It is proposed to ask about the possibility of cutting the existing dead eucalyptus tree in the green area next to the river.

There being no further business to discuss the meeting terminated at 20.00 hours, all of which I attest as secretary.

**Vº Bº MR. PRESIDENT**



**THE SECRETARY-ADMINISTRATOR**

