

ROYAL GOLF CLUB CONDOMINIUM ASSOCIATION

2020 ANNUAL GENERAL MEETING

The annual general meeting of the Royal Golf Club Condominium Association was called to order on second call at 9:45 a.m., March 7, 2020. A legal quorum was not present at first call (21%), so the meeting start was delayed 30 minutes until the second call, with a few more members arriving. Moderator David Lewis welcomed those in attendance. Rodolfo Velazquez Ahumada served as interpreter for the meeting.

David Lewis was designated President to preside over the assembly on a motion by Dennis Reynolds and second by Nicole Geisler, and Judith Reynolds was designated to record the minutes on a motion by Dave Lewis and second by Don Geisler.. Two examiners, Janey McLean and Dolores Aguilar, were designated on a motion by Nicole Geisler and second by Dennis Reynolds.

Minutes of the 2019 meeting had been sent out to property owners along with the call to meeting. Judith Reynolds moved they be accepted as presented, with a second by Nicole Geisler. They were approved by the assembly, but it was noted that several owners need to update their contact information in order to better receive communications.

Association President Maria Fernanda Mundo Delgado presented her report as written (see attached). Some discussion followed: Victor Ruiz asked about an air conditioner for the guard house which had been proposed previously. The board had decided to install a fan instead because the guard house needs to be opened frequently and guards need to be out on rounds. Salvador Talamantes had questions about the infrequent water supply to the community. Janey McLean reported that new wells have been drilled for San Carlos that should provide plentiful water for 30 years once delivery systems are in place.

Vigilance Committee President Dennis Reynolds read and explained his report (see attached). Janey McLean commented that Royal has never looked better and there was general applause from the assembly. Judith Reynolds asked that directions be given to the guards to take down identifying information when allowing entry to visitors.

Treasurer Nicole Geisler read her report and went over the 2019 balance sheet and statement and presented a budget for 2020 (see attached documents). For the first time money is being set aside in a reserve fund. One owner questioned his past due fees, which Nicole explained. More general discussion items were the cost for professional trimming of the palms, the fees charged by banks for our accounts, and whether we can afford some of the less important items, such as repainting the entrance. Nicole pointed out that our association is in the best shape financially now that it has been in years and we need to keep up the appearance and safety of our streets and entrance rather than allow things to be run down over time. Stan Jackson moved approval of the report, seconded by Cheryl Pourroy. Janey McLean moved approval of the budget, seconded by Lynn Lewis, and both were approved.

The following Board nominations for a 2-year term were presented:

President - Maria Fernanda Mundo Delgado

Vice President - David Lewis

Secretary - Janey McLean

Treasurer - Nicole Geisler

Vocals - Perry McElroy

Juan Romero

The slate was approved unanimously. Nicole Geisler is to be given Power of Attorney to sign at banks for all accounts, with a second signature required.

The Vigilance Committee slate was also approved unanimously:

President - Dennis Reynolds

Vocals - Ken Kingsley

Carlos Arias

Luisa Ibarra was unanimously ratified to continue as the professional Administrator for the association.

Under General Business, there was much discussion about compliance to neighborhood bylaws, especially concerning weekend or short-term rental of houses (which is prohibited) and the ensuing noise, trash, and traffic. The rental violations have unfairly impacted neighboring property owners who are demanding action. The rules are in place, the problem is how to effectively enforce them. Suggestions were calling the police (they have not responded so far), reporting the issue to the comisaria (who hopefully could work with the police), or hiring private security for night time enforcement. Things we could more easily implement as an association are to assess a fine per occurrence of 10,000p., collect a deposit when a house is rented, to be returned only if there are no non-compliance complaints, post a sign at the entrance with community rules, and provide a list of rules to each rental. Dennis Reynolds moved, Janey McLean seconded, and it was approved to levy the 10,000p. fine for violations. Ms. McLean also offered to connect residents to a thread of WhatsApp associated with A Neighborhood Watch to report and alert owners about suspicious activity in the neighborhood.

Jacqueline Mendez, head of the architectural committee of Royal Golf, made a motion to amend the bylaws, limiting development of individual lots to single family dwellings only and condominium lots to horizontally arranged single family dwellings only, with no vertical duplexes allowed. She also recommended wording prohibiting advertising signage of any kind on any lots or common areas, with the exception of temporary work identification or contractor signs during building construction. Juan Romero seconded the motion and there was unanimous agreement to include these restrictions in the bylaws.

David Peralta was appointed special representative to formalize the general assembly meeting minutes with a notary public.

There being no further business, Lynn Lewis moved the meeting be adjourned, Nicole Geisler seconded, and the motion was unanimously approved.

Respectfully submitted,

Judith Reynolds, acting secretary for the assembly