

## **ROYAL GOLF CLUB CONDOMINIUM ASSOCIATION 2021 ANNUAL GENERAL MEETING**

### **Call to Order**

The annual general meeting of the Royal Golf Club Condominium Association was called to order on second call at 9:30 a.m., March 6, 2021 with a legal quorum of 19.22%. Moderator Nicole Geisler welcomed those in attendance. Rodolfo Velazquez Ahumada served as interpreter for the meeting.

### **Presiding Officers**

Dennis Reynolds was designated President to preside over the assembly on a motion by Don Geisler and second by Nicole Geisler, and Janey McLean was designated as Secretary and to record the minutes on a motion by Judith Reynolds and seconded by Sue Kingsley. Two examiners, Judith Reynolds and Perry McLlroy, were designated on a motion by Dennis Reynolds and second by Sue Kingsley.

### **2020 Meeting Minutes Approved**

Minutes of the 2020 meeting had been sent out to property owners along with the call to meeting. Janey McLean moved they be accepted as presented, and Sue Kingsley seconded the motion.

### **Vigilance Committee Report**

Vigilance Committee President Dennis Reynolds read and explained his report for 2020 (attachment previously sent). Several projects were completed in 2020 including repairing the leaking bridge, rehabilitate the guard station with air conditioning, and adding a bodega for gardening equipment storage and Christmas decorations. Dennis stated that the guards are much happier. Nicole Geisler made the motioned to approve the Vigilance Report and Janey McLean seconded the motion. The motion was approved unanimously.

### **Treasurer's Report**

Treasurer Nicole Geisler read the 2020 Treasurer's report. The motion was made to accept the report as written by Judith Reynolds, seconded by Sue Kingsley, approved unanimously.

### **2020 Financials and 2021 Budget**

Our treasurer, Nicole Geisler went over the 2020 balance sheet and financials. She noted that for the first time in the history of our HOA we have a reserve fund and everyone in attendance was very pleased. Motion to accept the financial statement for 2020 was presented by Judith Reynolds and Dennis Reynolds seconded, motion passed unanimously.

### **2021 Budget**

Nicole then reviewed the 2021 budget. Janey McLean made the motioned to approve the 2021 budget and Carlos Arias seconded the motion. Motion passed unanimously.

### **New President Elected for one Year Term**

It was noted that we need a new President for a one year term. The current officers have one more year. It seems important that it is a full time resident although Luisa does an excellent job of the day to day management. David Peralta reviewed the role of the President as the officer who represents the

HOA in legal matters and with legal authorities. We currently have one long standing labor law suit which is being taken care of by our lawyer, David Peralta.

Alfonso Aguilar Schellin offered his services to become President for one year. He lives in Obregon. Various other current board members explained that we work as a team and have zoom meetings as needed to discuss and vote on any matters that need to be addressed. We work as a team and no one person has the authority to make decisions without full board approval.

Maria Dolores Aguilar motioned to accept him as President and Sue Kingsley seconded the motion. Motion passed unanimously.

Janey motioned that we give Power of Attorney to our new President and Don Geisler seconded the motion. The motion passed unanimously.

### **Ratification of positions**

Luisa Ibarra was unanimously ratified to continue as the professional Administrator for the association. A motion was made to give Luisa authorization and signing authority at Banbajio to renew our investment account which must be signed off on every 3 months. These are only for the reserve funds which are held in an interest earning account. All other board positions were ratified as well. The motion was made by Judith Reynolds and seconded by Don Geisler. The motion passed unanimously.

### **Architectural Committee**

Janey made a motion to approve Jacqueline Mendez as the chair of the Architectural Committee and Erik Torres seconded the motion. The motion passed unanimously.

### **New Storage Area Needed for Work Truck and Garden Debris**

Nicole informed the residents that the current lot where the work truck and garden debris has been stored is up for sale, and we need to figure out where we can find another lot to designate for this purpose. There are 2 lots next to Carlos Arias's house that show up as private property on our map, but apparently they are owned by someone named Arturo Enrique Ramirez Saldana. David Peralta said this is highly irregular and he is going to check into this situation more. The taxes are up to date, but no HOA dues have ever been paid and we have no contact information for this person. This could possibly be a good location for a building where we could relocate the work truck, etc. Nicole stated that this is an issue we need to address in the future and we need to look at all options. Buying a lot might be a solution. Nicole motioned that David Peralta pursue the legal matter related to the two lots and Sue Kingsley seconded the motion. Motion passed unanimously.

### **Bylaws**

Nicole reviewed the document which was previously emailed to all residents suggesting that it would be more efficient and much less costly to re-approve some previously approved bylaws. Many of our annual meeting minutes where bylaws were approved were no longer available to us and we would have to request them from the Public Registry office at great expense. Our current Bylaw document as well as the Construction Guideline document will be updated showing the changes. Judith motioned to approve updating our bylaws and Janey seconded the motion.

### **Annual Meeting Adjourned**

David Peralta was appointed special representative to formalize the general assembly meeting minutes with a notary public. There being no further business, Don Geisler moved the meeting be adjourned, Carlos Arias seconded, and the motion was unanimously approved.

Respectfully submitted, Janey McLean, acting secretary for the assembly