

2022 ANNUAL MEETING MINUTES

Call to Order

The annual general meeting of the Royal Golf Club Condominium Association was called to order on March 5, 2022 at 9:50 a.m. with a legal quorum. Rudolfo Velazquez Ahumada served as interpreter for the meeting.

Presiding Officers

Dennis Reynolds was designated President to preside of the assembly on a motion by David Lewis and second by Nicole Geisler, and Janey McLean was designated as Secretary to record the minutes on a motion by Dennis Reynolds and second by Ken Kingsley.

Designation of Two Vote Counters

Don Geisler and Perry McIlroy volunteered to be vote counters for the meeting.

2021 Meeting Minutes Approved

Minutes of the 2021 meeting had been sent out to property owners with the call to meeting. Sue Kingsley moved that they be accepted as presented and Janey McLean seconded the motion.

President's Report

President Alfonso Schellin reported that we faced two problems this past year. A neighbor wanted to use the property next to his home during construction and Luisa told him that was not possible. This person insisted he was going to use the property anyway and he wanted to speak to the board regarding the matter. He has not used the property nor filed a lawsuit to date.

He reported that another problem was that 16 homes in Deanza wanted to connect to our private sewer system. They dug a trench across the golf course and Luisa noticed this and hired a contractor to build a fence around the sewer outlet. Our attorney Mr. Leyva was also notified and was made aware of the situation in case legal intervention became necessary. CEA then made an appointment to meet with the Board to gain our permission to access our private sewer system. They confirmed at the meeting that our system was private and no other development or person could hook up to our system without our approval. The board did not give permission for the illegal hook up. Nicole made the motion to approve the President's Report and Janey seconded the motion.

Treasurer's Report

Treasurer Nicole Geisler read the 2021 Treasurer's report. The motion was made to accept the report as written by Janey McLean and Perry McIlroy seconded the motion. The motion was approved unanimously.

2021 Financials and 2022 Budget

Treasurer, Nicole Geisler went over the 2021 balance sheet and financials. She noted the following:

- That we have collected over 800,000 in morosos over the past year.
- Our payroll increased due to the hiring of an additional gardener
- The guards received a raise last year to include money to cover their bus fare
- The prior administrator failed to pay IMSS fees for 2018, 2019 and 2020 so we had to pay those.
- We had additional legal fees and accounting fees this past year
- Luisa received a raise in July 2021 from 12,760 to 13,398 per month.
- Office supply costs included Cyberco access cards.
- Cost to construct a fence around the sewer access cover to prevent illegal hookup
- Gardening cost was up due to purchase of insecticide for palm trees
- Trash behind the dumpsters required 9 truck loads to remove. This is green debris
- 20,000 pesos designated for survey of common areas for future relocation of dumpsters when needed

The following Budget items were noted:

- The guards will be given a raise of 50 pesos per week for a cash benefit to cover cost of bus fare. Their salary will increase by 50 pesos per week.
- Luisa will be given a 5% pay increase. Her services have been invaluable.
- Repairs to our gates need to be made at a cost of 423.00 USD.
- We had our electrical meter moved from outside of our gate in inside of our gate.
- The sides of the roads were cleared of weeds.
- A new weed eater and leaf blower were purchased for the gardeners.
- The last time our annual HOA dues were raised was in 2019 and with inflation we need to raise our HOA fees by 7% for the year 2023.
- She noted that she will create a special account so that when we have to pay finiquito's we have the funds available.

Janey McLean made the motion to approve the budget and David Lewis seconded the motion. The motion was approved unanimously.

Vigilance Committee Report

Vigilance Committee President, Dennis Reynolds read and explained his report (report previously sent). Jeremy Flores made the motion to approve the Vigilance Report and Janey McLean seconded the motion.

Election of Officers

All board positions were up for renewal and not one person volunteered for a board position, so the existing officers were re-elected and ratified by the assembly.

Maria Luisa Ibarra was also ratified as Royal administrator for the next year.

Architectural Committee

Jacqueline Mendez the previous president has moved to Nogales, Sonora and Juan Romero assumed her role. Juan Romero is unable to continue in this role due to his work constraints. Nicole noted that we have retained the services of an outside architect, Erik Ruiz Cano, who will review all building plans to make sure they comply with our setback guidelines. It was agreed that the architect would come up with a flat fee so owners know how much the fee will be to have their plans approved. Jeremy noted that the square meters of a house should not matter and that outsourcing is common. But, a flat fee is appropriate. The Board will meet with Eric and establish a cost for his services and all owners will be notified by e-mail.

General Business

The board proposed that we amend the bylaws back to what they originally stated with regard to the setback on both sides of the home which was one meter. At some point-and without board approval-this was changed to zero meters on both sides. Janey McLean noted that this can create huge problems if your roof is attached to your neighbors and a leak occurs.

David Lewis made the motion to amend our bylaws to reflect this change and Sue Kingsley seconded the motion. The motion was carried.

Janey noted that we had received a quote to add white rock to the circle in front of the guard station and to purchase three large pots that are similar to the ones at the Embarcadero Restaurant which will be placed to block the turnaround access in front of the guard station. The cost estimate is approximately 20,000 pesos.

Adjournment of General Assembly Meeting

The meeting was adjourned at 12:30 p.m.

