

2023 ANNUAL MEETING MINUTES

Call to Order

The annual general meeting of the Royal Golf Club Condominium Association was called to order on February 4, 2023 at 9:00 a.m. with a legal quorum. Rudolfo Velazquez Ahumada served as interpreter for the meeting.

Presiding Officers

David Lewis was designated President to preside over the assembly on a motion by Dennis Reynolds 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

Ian Brannen and Perry McIlroy volunteered to be vote counters for the meeting.

2022 Meeting Minutes Approved

Minutes of the 2022 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

David Lewis noted that there was no President's Report because President Alfonso Schellin has abandoned his roll on the board.

Treasurer's Report

Treasurer Nicole Geisler read the 2022 Treasurer's report. The motion was made to accept the report as written by David Lewis and Bradley Pearson seconded the motion. The motion was approved unanimously.

2022 Financials and 2023 Budget

Treasurer, Nicole Geisler went over the 2022 balance sheet and financials. The 2022 financial reports were accepted as presented and the 2023 budget was approved for the 2023 fiscal year.

Motion to accept the 2022 Financial and 2023 Budget as presented made by Lynn Lewis, seconded by Ken Kingsley. Motion approved unanimously.

INSERT THE FINANCIAL REPORT AND BUDGET

Vigilance Committee Report

Vigilance Committee President, Dennis Reynolds read and explained his report.

General Business

Election of Officers

Because President Alfonso Schellin has abandoned his post a new volunteer was requested. Perry McIlroy volunteered. Don Geisler made the motion to elect Perry as our new President and David Lewis seconded the motion. It was passed unanimously.

Nicole Geisler suggested that we revoke the power of attorney privileges granted to Alfonso Schellin and assign them to herself, our accountant and Perry McIlroy. Don Geisler made the motion and Carlos Arias seconded the motion. It passed unanimously.

Dr. Carlos Alvarez volunteered to replace David Lewis as Vice President as David Lewis is resigning. Nicole made the motion to elect Dr. Alvarez as our Vice President and Luis Hardy seconded the motion. It passed unanimously.

Nicole Geisler has one more year as Treasurer.

Janey McLean has one more year as Secretary.

Cynthia Ruiz volunteered to replace Perry McIlroy as a Vocal. Don Geisler made a motion to elect Cynthia and Nicole seconded the motion. It passed unanimously.

Repair and painting of all light posts: A motion was made to approve of the bid that has been submitted for 32,000 pesos to repair and paint all light posts. Ian Brannen made the motion and Nicole Geisler seconded the motion. It passed unanimously.

The board discussed the need for more security cameras especially at the dumpster site due to illegal dumping by outsiders and construction debris.

Luisa will send an email to homeowners who do not have house numbers and ask them to add them for security and safety reasons.

Common area development ideas: Perry McIlroy will continue to develop the north common area and the HOA will pay for any materials he may need. A pickleball court was discussed but they are rather loud and would disturb the homeowners surrounding the common area. Other ideas are being considered.

A document will be created that will be given to all contractors at the start of their project. It will require them to install a portable bathroom for their workers and they must supply the name of the job superintendent with their phone number and all the workers. Luisa, Erik Cano and the guard station will all be given copies.

It was suggested that all homeowners keep the 3 meters or 15 feet from the back of their lot line to the golf course clean. This is a common area and looks much better when it is clean of weeds, etc.

Carlos Arias said that we need a bigger focus on the Camino de los Yaquis road repair. He said Janey's efforts were appreciated but not enough. He suggested Luisa get in touch with community leaders at DeAnza, Loma Bella, Solimar, Villas de Solimar, Villas de Mexicana to see what they are doing and how our efforts can be united.

Erik Cano will supply the square meters/feet of common area to the right and left of our entrance so we can see if the areas are usable.

Carlos Arias explained that the lot next to him was given to the city at the time the Royal was developed. He said this is standard practice. They then illegally sold it to another person. We asked David Peralta to investigate this legal situation. We need to get the owner to join the HOA or maybe we can buy the lot from him.

Adjournment of General Assembly Meeting

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