

2024 ANNUAL MEETING MINUTES

Call to Order

The annual general meeting of the Royal Golf Club Condominium Association was called to order on February 17, 2024, at 9:30 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 Nicole Geisler and second by Perry McIlroy, and Janey McLean was designated as Secretary to record the minutes on a motion by Jayne Seeley and second by Perry McIlroy.

Designation of Two Vote Counters

Perry McIlroy and Pablo Xibille volunteered to be vote counters for the meeting.

2023 Meeting Minutes Approved

Minutes of the 2023 meeting were distributed to the residents in the agenda package. Residents took time to review the 2023 Meeting Minutes. Judith Reynolds moved that they be accepted, and Brad Pearson seconded the motion.

President's Report

Perry McIlroy read his 2023 Presidents Report.

2023 Financials and 2024 Budget

The following Budget items were noted:

Nicole stated that unless we either raise our HOA dues or cut our expenses we will not be able to meet our 2024 budget. Carlos Arias motioned that we raise our dues for 2025 by 20% and the motion was seconded by Jayne Seely, Motion carried.

The 2024 budget was approved by a unanimous vote.

Vigilance Committee Report

Vigilance Committee President, Dennis Reynolds read and explained his report and Don Geisler made the motion to approve the Vigilance Report and Janey McLean seconded the motion.

Other resident concerns raised were as follows:

-Connections for homes under construction to CFE power are not buried deep enough. Dennis explained that those are just temporary hookups.

-Attorney David Peralta has been asked to keep us up to date on any activity on the recently sold back 9 of the golf course. There is nothing for us to do at this point except wait to learn of their plans.

-Dennis reminded the residents that our rental bylaw states a one-month minimum rental and quiet time after 10 pm.

-Dennis noted that he hears often from people in San Carlos that the Royal has a top-notch HOA and a desirable neighborhood in the heart of San Carlos.

-He reminded the residents of our approved construction setbacks which are 5 meters in front, 3 meters in back, and one meter on either side of the home.

-Dennis noted that we need Erik Ruiz, our contracted Architect to speak to each superintendent on active construction sites and remind them to have their power lines powered properly at end of construction, and to not dispose of their construction debris in our dumpster.

-Dennis told the residents that funds necessary to clean or repair community property after construction is withheld from their construction deposit. For example, when oil leaks are made on the adacane and the adacane has to be replaced and the lot needs trash removal. Also, if fees are owing those are also paid out of the construction deposit before it is returned to the homeowner.

-Nicole and Dennis informed the group of 57A who got our approval for their plans, then they changed the plans after they got the permit from Control Urbano. We have not been able to do anything about it. Carlos Arias said they should not be given approval for any future projects because of their violation.

-One resident noted that we should pay to repair the golf course fences so we can keep the cows and horses out because they cause damage to our community. Dennis noted that Lenny, owner of the golf course gets paid to let the cows and horses have access to the course so repairing the fences will not help.

Designation or Ratification of the Board of Directors and the Vigilance Committee for 2024-2025

Before elections took place it was discussed and noted that any board member or vigilance committee member MUST attend meetings during their term on the board. That means in person or by zoom. At least 75% attendance is required.

Perry McIlroy agreed to remain as President for two more years.

Carlos Alvarez's term as Vice President has expired. Our new Vice President is Pablo Xibille.

Nicole Geisler agreed to remain as Treasurer.

Janey McLean resigned as Secretary and Cinthia Sobero agreed to become Secretary.

Alma Xibille volunteered to become a vocal on the board

Bob Lanctot volunteered to become a vocal on the board.

Dennis Reynolds will remain as President of the Vigilance Committee

Ken Kinglsey will remain as a vocal on the vigilance committee.

Janey McLean volunteered to become a vocal on the Vigilance Committee.

A unanimous vote approved all positions.

Designation or Ratification

Janey McLean motioned that we nominate Luisa Ibarra as our Administrator and Don Geisler seconded the motion and it passed unanimously.

David Peralta was appointed special representative to formalize the general assembly meeting minutes with a notary public and also appointed as representative to deal with the SAT office in order for the Royal to get it's account up and running.

General Business

We agreed to set up a whatsapp thread for all residents so we can communicate. Luisa will set it up.

A motion was made by Nicole Geisler stating "Money collected for construction deposits could be withheld as penalty if owners do not comply with Royal Construction bylaws and change their architectural plans that result in non-compliance of Royal Construction bylaws after they have been issued a permit". Seconded by Ana Emilia Alcala . Motion passed, with the record showing two opposed.

Discussion to raise the construction deposit to \$50,000 pesos for new home builds and \$30,000 pesos for other was dismissed.

Adjournment of General Assembly Meeting

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