

MINUTES OF THE 2024 GENERAL ASSEMBLY MEETING

for the members of the Asociación de Colonos del Fraccionamiento Chula Vista de Chapala A.C.
held at the Hotel Villa Montecarlo, located on Hidalgo Street # 296 in Chapala, Jalisco
on **January 27, 2024.**

AGENDA:

- 1.- Call to order.
- 2.- Appointment of the Chairperson, the Secretary and Parliamentarian of the Meeting
- 3.- Appointment of Polling Officers.
- 4.- Approval of the Minutes from the 2023 General Assembly Meeting
- 5.- Approval of the Minutes from the 2023 General Extraordinary Assembly Meeting
- 6.- Introduction of the Board of Directors.
- 7.- Presentation of the President's Report.
- 8.- Presentation of the Treasurer's Report 2023 and the proposed 2024 Budget.
- 9.- Comisario's report.
- 10.- Election of the new Board of Directors 2024.
- 11.- Election of Alternate Directors 2024.
- 12.- Granting of Powers to the 2024 Board of Directors.
- 13.- Announcement of the Officers selected by the 2024 Board of Directors.
- 14.- Designation of the delegate to formalize the Minutes of the Meeting into a Public deed
before the Public Notary.
- 15.- Adjournment.

AGENDA ITEMS OF THE DAY

Call to order:

President Maria Leticia Gutierrez Shelly, called the meeting to order at 10:05a.m. Since a quorum of members was not present, she closed the meeting. She said the meeting would reconvene in 30 minutes. At 10:35 a.m. the meeting was reconvened 46 present and 16 represented by proxies. The participants represented approximately 19.21 % of the Association membership. The Quorum was confirmed and legal.

Members present: 46

Steven Carl Taylor
Sandra Marie Carman
Mark Alex Dansson
Christine Ann L'Ecluse
Stanley Lawrence Goman
Patricia Linfoot
Alexander Paul Stedile
Tyson Wayne Jensen
Victor Manuel Gonzalez y Lopez
Maria Cristina Gonzalez de Garcia
Antonio Saul Lule A.
Francisco Murra Castillo
Isabel Zakrzewski Brown
Nancy Jane Barton
Michael Jay Whaley

Marco Antonio Gonzalez Pelayo
Maria de la Paz Irma Levy Salido
Woodie George Ross
Thomas Arthur McCleneghan
Alberto Garcia Chavez
Marlene Dominique Eleonora Piller Reyes
Michael Joseph Kavanaugh
George William Radford
Robert Mc Innis
Jennifer Joan Madison
Laura Villaseñor Mendez
Gary Joe Blauer
Maria del Carmen Gomez Mont
Lawrence Park
Werner Zuercher

Louise Andree Morel
Dane Patrick Le Blanc
William Keith Wyllie
Emma YR Markovic
Francisco Manuel Morales Trejo
Maria Amalia Morales Trejo
Deborah May Rountry
Brad Wisniewski
Roland Michael Garcia

Emily Raskin Perey
Dan Gaskell
Phyllis McFarland Gaskell
Beatriz Gonzalez Velazquez
Collette Clavadetscher Roberts
Ana Luisa Hernández Garrido
Lilian del Carmen Rubio Crespo
Edna Eduwiges Villaseñor Rivero

Members represented by power of attorney: 16

Stan George Voller
Cristina Anthoula Baron Garcia
Marvin Golden
James Noel Hanifen Martin
Silvia Eugenia Castellero Manzano
Maria Margarita Carmona Dominguez
Jose Trinidad Camacho Orozco
Frieda Weinstein Landa

Greg Emery Maycock
Robert A. Estrada
Russell Fremont Mack
Clinton Mountain
Catherine Ann Simon
Peter Jeremy King
Elizabeth Louise Mc Donald
Benjamin Villaran

Item # 2 of the Agenda.- Appointment of the Chairperson, the Secretary, Translator and Parliamentarian of the Meeting.

President Maria Leticia Gutierrez Shelly presided over the meeting; the Secretary was Werner Zuercher; the Parliamentarian was Louise Andree Morel and the Translator was Lorenza Castiello Vallejo.

The President also said that any person who had an objection to the Parliamentarian, President of the Assembly or to the Poling Officers could raise their hands. There were no objections.

Anyone who wanted to speak or make a comment was requested to raise their hand, stand up and state their name.

Item # 3 of the Agenda.- Appointment of Polling Officers.

The Polling Officers were María Lucia Fernández de la Torre and José Asunción Milian Gudiño.

Item # 4 of the Agenda.- Reading minutes of the 2023 Ordinary General Assembly Meeting.

Since the Minutes of the Ordinary AGM have been available all year and copies were available at this 2024 AGM, the reading of these Minutes was dispensed with.

MOTION: The reading of the Minutes of the 2023 Ordinary General Meeting shall be dispensed with.

Moved: Isabel Zakrzewski Brown

Seconded: Patricia Linfoot

Motion Passed

Item # 5 of the Agenda.- Reading Minutes from the 2023 General Extraordinary Assembly Meeting:

Since the Minutes of the Extraordinary AGM have been available all year and copies were available at this 2024 AGM, the reading of these Minutes was dispensed with.

MOTION: The reading of the Minutes of the 2023 Extraordinary General Meeting shall be dispensed with.

Moved: Beatriz Gonzalez Velazquez

Seconded: Phyllis McFarland Gaskell

Motion Passed

Item # 6 of the Agenda.- Introduction of the Board of Directors.

The President presented some of our Board Members to our members.

Vice- President: Louise Andree Morel

Treasurer: Phyllis McFarland Gaskell

Secretary: Werner Zuercher

Directors: Christine Ann L'Ecluse, Lawrence Park, Stan Goman

Supplemental Directors: Michael Joseph Kavanaugh, Emily Raskin Perey

Item # 7 of the Agenda.- Presentation of the President's Report.

The President's Report, as shown below, was sent to Association members in the original AGM 2024 packet sent out in December, 2023.

President Lety Gutierrez reviewed some of the information in her *President's Report*. One important item was the recognition of Chula Vista as a Neighborhood Association and the granting of services to Chula Vista by the Municipality. The other important item was the successful relocation of Well #1.

There were questions about the enforcement of our rules and regulations. Steven Taylor asked if the proposed Concession Agreement allows enforcement of the Association's rules. George Radford answered that Chula Vista has limited enforcement power and that we are dependent on the Municipality for enforcement of our rules. One of the purposes of the proposed Concession Agreement is to have our rules and regulations be a part of the law of the Municipality.

MOTION: The President's Report shall be accepted.

Moved: Nancy Jane Barton

Seconded: Dan Gaskell

Motion passed.

PRESIDENT'S REPORT FOR 2023

During my tenure as Chairman of the Board of Directors in 2023, I want to inform you briefly and concisely about the two most important aspects of this past year.

The first, which began more than 2 years ago, basically shared with you about the arduous process to obtain the recognition of our Association and a Service Concession Contract through Cabildo.

In the course of achieving this, we were required by the city council to provide a series of

documents that took Lucy and Jose long time to gather and meet the requirements they demanded. The process included a series of visits with different personalities of the city council and delivery of several letters requesting the Contract approved by the body that validates them, which is the Cabildo. Let us remember that this is for the purpose of enforcing our Rules and Regulations and that our Association functions properly with the cooperation of the Government of the Municipality of Chapala. ***We finally received the document, and we shared the good news with you!!!!***

GOBIERNO MUNICIPAL DE CHAPALA 2021-2024 - CERTIFICATION

THAT AT 8:00 A.M. ON NOVEMBER 18, 2023 IN THE CITY OF CHAPALA JALISCO, THE 31ST ORDINARY SESSION WAS HELD IN WHICH THE FOLLOWING POINT OF AGREEMENT WAS SUBMITTED:

NINTH POINT: ANALYSIS, DISCUSSION AND, IF APPLICABLE, APPROVAL OF THE RECOGNITION OF THE ASSOCIATION OF SETTLERS OF THE CHULA VISTA DE CHAPALA SUBDIVISION A.C., AS A NEIGHBORHOOD ASSOCIATION OF THE MUNICIPALITY, TO BE REGISTERED IN THE REGISTRY OF CIVIL ASSOCIATIONS OF THE MUNICIPAL GOVERNMENT OF CHAPALA.
IN THE LIGHT OF THE ABOVE-MENTIONED ITEM, THE FOLLOWING POINTS OF AGREEMENT ARE PUT TO THE VOTE.

FIRST AGREEMENT .- THE GRANT OF CONCESSION OF THE PUBLIC SERVICES OF THE CHULA VISTA DE CHAPALA A.C. SUBDIVISION, AND THE VILLANOVA A.C. SUBDIVISION IS APPROVED FOR THE REMAINDER OF THE 2021-2024 ADMINISTRATION, UNTIL SEPTEMBER 30, 2024.

SECOND AGREEMENT .- THE RECOGNITION OF THE ASOCIACION DE COLONOS DEL FRACCIONAMIENTO CHULA VISTA DE CHAPALA A.C., AS A NEIGHBORHOOD ASSOCIATION OF THE MUNICIPALITY, TO BE REGISTERED IN THE REGISTER OF CIVIL ASSOCIATIONS OF THE MUNICIPAL GOVERNMENT OF CHAPALA.

THE DIRECTION OF THE VOTE IS AS FOLLOWS:

L.C.P. ALEJANDRO DE JESUS AGUIRRE CURIEL	MUNICIPAL PRESIDENT	APPROVED
C. JUAN MANUEL DURAN PANTOJA	COUNCIL	APPROVED
C. DENISE MICHELLE IBARRA GONZALEZ	COUNCILWOMAN	APPROVED
C. RODRIGO ADRIAN DIAZ DURAN	COUNCIL	APPROVED
C. MARIA DE LA O EDWIGES CUELLAR CEJA	COUNCILWOMAN	APPROVED
C. LUCERO BRAVO PEREZ	COUNCILWOMAN	APPROVED
C. JESUS GONZALEZ AMEZCUA	COUNCIL	APPROVED
C. RICARDO MORA MARTINEZ	COUNCIL	APPROVED
C. ESPERANZA ANAYA CERVANTES	COUNCILWOMAN	APPROVED
C. IRMA PULIDO VAZQUEZ BALTAZAR	COUNCILWOMAN	APPROVED

APPROVED UNANIMOUSLY BY THOSE PRESENT.

The second aspect, and no less important that I wish to comment on, is that, as you already know, the great work of **relocating Well # 1** was carried out. After obtaining the permit in November 2022, work began at the beginning of January 2023. Although the work was completed in May, the decision was made to start it up in September, given that it had to wait for the rainy season. Special thanks to Lawrence for his dedication to this work! He will tell us more about this later.

On the other hand, I would like to tell you that our director of neighborhood relations, Oscar Gonzalez, was forced to leave his duties and fortunately Stan Goman came in his place. We continue with the efforts of the delinquents, some others for dog and security issues which, within the limitations that the authority of a board of directors may have, we have continued to try to mediate and help resolve. These points will then be taken up by the appropriate committees.

I would like to conclude by expressing a very deep thank you to each and every one of the members of the current board of directors and the administrative and labor staff, for their great efforts, their sense of responsibility, their commitment and their spirit of service. I am leaving the position very happy and satisfied. We are a very fortunate community, and the board team is the best.
Thank you so much!!!

2023 ENVIRONMENTAL COMMITTEE REPORT

Trees etc.

During 2023 many older trees did fall victim to unusual strong windstorms, not just in Chula Vista but also on the highway from Chapala to Joco. They are being replaced by new and younger trees.

Friendly neighbors donated plants and trees that they had replaced to our Association, we found new places for them to continue to grow and continue to make our environment green and beautiful. Many thanks for those who donated their green plants to us.

Fewer problems between neighbors have been reported, our residents are more aware that trees close to the property border lines must be maintained regularly.

Chula Vista is well known for its beautiful gardens, many visitors stop by and take pictures of some of our amazing gardens.

Regular trimming of trees and bushes is recommended, they regrow even more beautiful afterwards.

Ecology and Permits:

Please remember that you must obtain a permit to eliminate a tree, its the law. The Office will help you to obtain a Permit and can recommend a professional to trim or eliminate a tree for a reasonable fee which includes cleaning up and disposing of all the trimmings.

Garbage and recycling:

I am pleased to report that our recycling containers both in lower and upper Chula Vista are being used well. Please note that you are not allowed to deposit other items next to the containers and we ask you to deposit only the items mentioned on each container. Thank you for your cooperation. Recycling is good for the environment and less garbage will help keep our garbage truck and landfill fees down.

Dog owners:

We thank all dog owners who are using the special containers for doggy waste as well as keeping their dogs on leash while walking them in Chula Vista.

We are trying to put together a data bank of all dogs living in Chula Vista which will help to identify a lost or free roaming dog easier.

I also thank owners of other domestic animals such as Cats to keep them on their properties.

Office and Maintenance Staff:

Chula Vista is blessed to have a great and reliable maintenance staff who keeps our public areas and streets clean of overgrown grass and debris. They take care of water brakes which do occur and get our water flow again as fast as possible.

Our friendly Office staff, Lucy & José are always ready to answer your questions and assist you when needed.

Submitted by,

Mr. Werner Zuercher

Chair – Environmental Committee.

BUILDING & ZONING COMMITTEE 2023.

Construction Projects: Process

During this year, we have received plans for 8 new-builds, and about the same number of remodelations, renovations etc. In addition, there were several outstanding projects from earlier years, leading to a total of approx 30 outstanding cases at the end of 2023.

Without doubt, the majority of these will proceed to a peaceful conclusion, but in 4 instances, problems have been experienced, being.....

1 A large detached house on Del Redondo, built to a height of 7 meters approx, (our Rules only allow 5 meters, except in special cases), but the plans we approved, showed only 5 meters.

2 A two storey double- fronted house on Av del Parque, built right onto the pavement edge, which contravenes several of our Rules (mainly height and footprint), for which plans were not sent to us, until August 2023 , being several months after construction had started. We have not approved these plans.

3 New hospital on the lateral, close to Modelorama. A building which is oversized and at 9 meters, well above our height limitation.. We have never approved these plans.

4 A new house on Las Peñaas, for which we had approved plans showing a two storey building., for which construction of an additional upper (third) floor was started recently, without any notification being made to us. Plans were then submitted, which we rejected, also issuing Cease Work orders, which have not been complied with.

The intention of having Rules and Regulations which govern the nature of any new construction, is to allow people to build a home of their choice, but one which is in harmony with others in that area, and also within our Fraccionamiento as a whole. And of course, almost all owners understand that principle, and agree to it. But in the 4 cases referred to, the Owners deliberately chose to build something which was clearly in breach of our Rules and at

least 4 neighbors of adjoining or nearby properties were adversely affected by those unauthorized (by us) constructions.

Of course, the Association has no right to go into those properties and undertake some kind of demolition. Indeed, it would be rare for the Municipality to take that kind of action. So what we try to do, in those cases where plans are sent to us, is to assist Owners in adapting their plans, to fall in line with our Rules, but always taking into account, the situation of neighbors, who might be affected and offended by what is proposed. In the case of unauthorized constructions, however, the situation is more difficult, and while we have considered taking action via the courts, it has been decided not to do so, without a strong probability of success. Our rights as an Association of Owners, are no greater than the rights of every individual Owner.

All we can do, is to impose fines as set out in our Rules....

End of report

Submitted by,

Mr. Lawrence Park

Director of the Committee.

NEIGHBOR RELATIONS COMMITTEE, REPORT 2023

In 2023 the problems have been consisting of three issues:

Loose dogs attacking and causing serious injuries to other dogs and their owners. We also had some deaths of dogs that were attacked. I strongly urge all pet owners to keep their pets under control and/or in their yards at ALL times. Fines have been levied in 2023.

Loud parties that go on until the wee hours are not permitted. Also the renting of houses, casitas etc short term is also NOT allowed under our bylaws. I urge residents to contact the office or the police if a loud party extends past a reasonable hour. We will fine the owners if we get complaints.

The blockage of your neighbors' views by allowing your trees to not be trimmed is also in violation of the bylaws. Please understand your neighbors right to their view and trim your trees accordingly. We have had some complaints but with mediation between neighbors, it can be worked out.

Submitted by,

Mr. Stanley Lawrence Goman

Neighbor Relations

SECURITY AND STREET LIGHTING REPORT

In 2023 there were 12 robberies reported to the Chula Vista office. Most of the homeowners were not at home at the time of the robberies. The homeowners did report the robberies to the police. Homeowners are urged to review the security measures of their homes.

The lighting situation of Chula Vista is evolving. For quite a long time, Chula Vista has been charged a flat fee by CFE for light usage. As the street lights have gone out, we have

replaced the old bulbs with lower wattage, more energy-efficient bulbs. We have patiently and persistently requested an updated evaluation of our lighting costs from CFE. Finally, CFE recently performed a survey of our light usage and reduced our flat fee charge by 50%. Good news, indeed.

Homeowners are asked to report any street light that is not working to the office. Each street light is numbered, so the number of the light that is not functioning must also be noted.

Our maintenance crew works hard to repair and maintain the streets and infrastructure of Chula Vista. Problems with streets should also be reported to the office.

Submitted by,

Mrs. Christine Ann L'Ecluse
Director of the Committee.

Item # 8 of the Agenda. - Presentation of the Treasurer's Report 2023 and the proposed 2024 Budget.

Our Treasurer, Phyllis McFarland Gaskell, highlighted a few items about the budget. Our staff was very diligent in controlling costs during 2023 in order to pay the expenses for the relocation of Well #1. We have had to increase our reserves in order to plan for the eventual replacement of our truck as well as possible employee turnover.

Thus, we have asked for a 10% increase in maintenance fees. The water rates will be based on the fees charged by Simapa.

MOTION: The proposed Budget for 2024 be accepted.

Moved: Steven Taylor

Seconded: Dane LeBlanc

Motion passed.

The Treasurer's Report and 2024 Budget, shown below, was sent to Association members in the original AGM 2023 packet sent out in December, 2023.

TREASURER'S REPORT 2023

Our financial year was dominated by the expenses for the relocation of Well #1 with a 1.3 million peso overrun necessary due to the delay in getting Conagua's approval, meaning inflation of our quote, plus the necessity of drilling a deeper well. Our strategy to deal with this was to collect past due accounts and to deal only with emergency maintenance. We achieved a collection of almost \$ 900,000 pesos of delinquent accounts. We continued to maintain funds in an investment account which provided almost \$ 300,000 pesos interest to reduce the Well #1 overrun.

The very hot season caused a greater than normal pumping of water which created an overrun of the electrical pumping budget. Another smaller budget overrun was due to the age of our truck as it needed repairs throughout the year. However, we have some compensation with a reduction in the electrical cost for our street lights after CFE conducted an inventory

where we benefited by having put in lower wattage bulbs.

In 2024 accounting expenses will go up. This is an important improvement whereby our board members, especially the President, will no longer be responsible to Hacienda for any reason. We have granted a Power of Attorney to our accountant so he will deal with it all on our behalf.

Payroll costs have been increased by 5%, to match inflation, but, as usual, we are not sure of what changes the government may make during the year. In 2023, they increased the vacation entitlement, and now there is mention of a possible change to a 40 hour week. This will impact us because of the work being done on Saturdays, and evenings as overtime to check our water.

A major part of our expenses is due to reserves which we must maintain for a number of reasons. New increases are to cover the cost of a replacement truck and severance which would have to be paid if an employee left. All other reserves for equipment and repairs, plus maintenance programs for water infrastructure and roads which are needed this year, have been continued. Our reserves total \$1,282,000 pesos and constitute a large part of our cash invested.

With due consideration of all this and the current inflation rate, it is necessary to raise our maintenance fees by 10%.

MAINTENANCE FEE 2024

\$ 7.94 pesos per square meter for empty

\$ 6.29 pesos per square meter of total property

\$ 4,315 pesos charge per house (base rate)

Businesses pay double rate (authorized area)

Water rates, as usual, will be based on Simapa rates plus a small administrative fee.
(Periodico Oficial del Estado de Jalisco – tarifas de agua servicio
medido año 2023 – localidad San Antonio Tlayacapan).

Submitted by,

Mrs. Phyllis McFarlane Gaskell

2024 BUDGET PROPOSAL.

INCOME AND EXPENSES REPORT	BUDGET YEAR 2022	EXPENSES YEAR 2022	BUDGET YEAR 2023	TOTAL FORECAST YEAR 2023	BUDGET YEAR 2024
WATER INCOME					
Water actual year (4,1,2,3 quarters)	\$2,000,000	\$1,408,595	\$2,000,000	\$1,800,000	\$2,100,000
Interest earned in current year	\$5,000	\$7,082	\$7,000	\$4,822	\$7,000
Collections on past due accounts	\$40,000	\$253,795	\$60,000	\$375,000	\$60,000

interest earned in past due accounts	\$10,000	\$3,678	\$10,000	\$22,395	\$10,000
Collection for system collections fees	\$35,000	\$20,891	\$35,000	\$43,981	\$35,000
miscellaneous income	\$1,500	\$1,400	\$1,500	\$19,903	\$1,500
Prepaid water rates last year for this year	\$0		\$0		
Prepaid water rates last year for current year	\$0		\$0	\$14,558	
WATER INCOME	\$2,091,500	\$1,695,441	\$2,113,500	\$2,280,659	\$2,213,500
WATER EXPENSES					
PAYMENT OF SALARIES					
PAYMENT OF VACATIONS					
PAYMENT OF CHRISTMAS BONUS					
PAYROLL TAXES IMSS, INFONAVIT					
Emergency Work					
Total					
Repairs of water well # 2					
Pipe replacement	\$25,000	-	\$25,000	\$0	\$25,000
Cleaning	\$12,000	-	\$12,000	\$0	\$12,000
Coating	\$0			\$0	
Total	\$37,000	\$0	\$37,000	\$0	\$37,000
Water Tanks					
Electrical upgrades	\$30,000	-	\$30,000	\$0	\$30,000
Pump / motor replacement	\$25,000	-	\$25,000	\$0	\$25,000
TOTAL	\$55,000	\$0	\$55,000	\$0	\$55,000
Electricity for water pumps	\$500,000	\$503,893	\$550,000	\$584,964	\$605,000
Equipment and repairs	\$200,000	\$97,748	\$200,000	\$134,252	\$200,000
Federal water user taxes	\$50,000	\$42,668	\$55,000	\$56,984	\$60,500

Lic. E. Carvajal – Licence CONAGUA	\$50,000	\$174,200	\$70,000	\$44,921	\$50,000
Water testing		\$6,148	\$10,000	\$4,000	\$5,000
Legal fees	\$50,000	\$81,436	\$50,000	\$13,272	\$15,000
Consulting fees	\$5,000		\$5,000	\$0	\$5,000
Reserve water repairs and improvements	\$300,000	\$20,720	\$300,000	\$0	\$300,000
Miscellaneous expenses	\$5,000	\$6,222	\$7,500	\$1,545	\$7,500
TOTAL	\$1,160,000	\$933,035	\$1,247,500	\$839,938	\$1,248,000
TOTAL WATER EXPENSES	\$1,770,200	\$1,478,802	\$1,977,000	\$1,478,787	\$2,017,600
NET INCOME (loss) WATER SERVICES, SPECIAL FEES ARE NOT INLCUDED	\$321,300	\$216,640	\$136,500	\$801,873	\$195,900
INCOME AND EXPENSES REPORT	BUDGET YEAR 2022	EXPENSES YEAR 2022	BUDGET YEAR 2023	TOTAL FORECAST YEAR 2023	BUDG ET YEAR 2024
MAINTENANCE SERVICES INCOME					
Maintenance fees for actual year	\$2,500,000	\$2,102,537	\$2,985,000	\$2,550,000	\$3,283,500
Interest actual maintenance fee	\$20,000	\$14,955	\$20,000	\$18,000	\$20,000
Prepaid maintenace fee	\$10,000	\$47,454	\$15,000	\$37,000	\$15,000
Collections on past due accounts	\$60,000	\$270,775	\$60,000	\$428,528	\$60,000
Interest earned in past due account	\$20,000	\$76,638	\$20,000	\$46,814	\$20,000
Maintenance fee for construction and/or remodeling. Non- refundable	\$15,000	\$76,000	\$50,000	\$75,500	\$50,000
Construction permit	\$3,000	\$4,500	\$5,000	\$40,500	\$15,000
Collection of fines	\$5,000	\$20,000	\$5,000	\$5,000	\$5,000
Miscellaneous income	\$25,000	\$16,023	\$25,000	\$2,300	\$25,000
Commission for payments with credit card		\$8,162	\$0		

Prepaid Maintenance Fees in the current year for the next year			-	\$0	
TOTAL INCOME MAINTENANCE	\$2,658,000	\$2,637,044	\$3,185,000	\$3,203,642	\$3,493,500
EXPENSES					
PAYMENT OF SALARIES					
PAYMENT OF VACATIONS					
PAYMENT OF CHRISTMAS BONUS					
PAYROLL TAXES IMSS, INFONAVIT					
Emergency Work					
TOTAL					
VEHICLE EXPENSES					
Pick up gasoline, maintenance, license, insurance	\$60,000	\$58,203	\$65,000	\$52,551	\$65,000
Equipment and repairs	\$10,000	\$3,810	\$10,000	\$26,761	\$30,000
Materiales	\$4,500	\$68	\$4,500		\$4,500
Reserve for new truck	\$60,000	\$0	\$70,000		\$150,000
Contracted services	\$2,000	\$550	\$2,000		\$2,000
TOTAL	\$136,500	\$62,631	\$151,500	\$79,312	\$251,500
GARBAGE COLLECTION					

CONTRACTED SERVICES					
TOTAL	\$900,000	\$856,295	\$990,000	\$948,711	\$1,089,000
Street Lighting					
Electricity	\$400,000	\$367,916	\$400,000	\$341,850	\$222,000
Equipment and repairs	\$45,000	\$24,873	\$45,000	\$32,046	\$45,000
Contracted services	\$35,000	\$28,962	\$40,000	\$42,687	\$48,000
TOTAL	\$480,000	\$421,751	\$485,000	\$416,583	\$315,000
Road and drainage repairs		\$63,823			
Materials	\$80,000	\$5,074	\$130,000	\$50,241	\$250,000
Environmental Maintenance	\$30,000	\$15,312	\$35,000	\$21,822	\$30,000
Contracted services	\$30,000	\$7,079	\$30,000	\$26,846	\$35,000
TOTAL	\$140,000	\$91,288	\$195,000	\$98,909	\$315,000
OFFICE OPERATIONS					
TOTAL					
Electricity	\$10,000	\$11,766	\$13,000	\$11,708	\$13,000
Equipment and repairs	\$10,000	\$3,297	\$10,000	\$6,969	\$20,000
Supplies	\$30,000	\$42,028	\$40,000	\$28,542	\$35,000
Telephones	\$18,000	\$14,386	\$18,000	\$14,376	\$16,000
Contracted services – cleaning	\$25,000	\$24,011	\$29,000	\$28,895	\$30,450
Miscellaneous expenses	\$30,000	\$30,871	\$35,000	\$8,888	\$35,000

TOTAL	\$123,000	\$126,359	\$145,000	\$99,377	\$149,450
OTHER EXPENSES					
Accountant Fees	\$64,200	\$51,828	\$62,000	\$66,358	\$84,000
Legal Fees	\$100,000	\$81,436	\$100,000	\$14,760	\$15,000
Annual General Assembly Meeting	\$30,000	\$44,994	\$30,000	\$57,037	\$50,000
Monthly Board Meetings	\$16,000	\$11,484	\$16,000	\$16,820	\$3,000
Municipal Taxes	\$10,000	\$10,268	\$16,000	\$12,281	\$16,000
Bank charges	\$20,000	\$10,353	\$15,000	\$36,543	\$38,000
Municipal Concession fees	\$50,000	\$0	\$50,000	\$23,448	\$50,000
Reserve for Severance payment- first of 4 years increase		\$0		\$0	\$115,000
Reserve Replenishment / Contingency	\$100,000	\$0	\$100,000		\$100,000
Miscellaneous expenses	\$15,000	\$14,893	\$15,000	\$22,926	\$38,800
TOTAL	\$405,200	\$225,258	\$404,000	\$250,173	\$509,800
TOTAL MAINTENANCE EXPENSES	\$2,965,000	\$2,607,289	\$3,310,350	\$2,869,917	\$3,656,100
NET INCOME (loss) MAINTENANCE	-\$307,000	\$29,755	-\$125,350	\$333,725	-\$162,600
NET INCOME (loss) WATER PLUS MAINTENANCE	\$14,300	\$246,395	\$11,150	\$1,135,598	\$33,300
RESERVES					
WATER					
Repairs of water well #2			\$37,000		
Water tanks			\$55,000		
Equipment and repairs			\$200,000		
Contracted services			\$5,000		
Reserve water repairs and improvements			\$300,000		

MAINTENANCE FEES					
Reserve for new truck			\$150,000		
Road and drainage repairs			\$250,000		
OFFICE					
Equipment and repairs			\$20,000		
Municipal Concession fees			\$50,000		
Reserve for Severance payment- first of 4 years increase			\$115,000		
Reserve Replenishment / Contingency			\$100,000		
TOTAL RESERVES			\$1,282,000		
SPECIAL FEES		Until December 2022	Projection to completion	TOTAL 2023 PROYECTI ON	
\$ 2,000,000.00 SPECIAL FIXED FEE FOR RELOCATION OF WELL # 1	\$1,000,000	\$1,762,784	\$1,988,802	\$1,844,008	
\$ 1,000,000.00 SPECIAL FEE PER M3 CONSUMED IN 2020 FOR NEW CONCESION	\$500,000	\$1,209,608	\$1,297,201	\$1,265,651	
investment interest earned		\$356,136	\$614,431	\$634,431	
TOTAL INCOME SPECIAL QUOTA	\$1,500,000	\$3,328,528	\$3,900,434	\$3,744,090	
Purchase of property for well #1					
Improvements for well # 1	\$2,000,000	\$818,029	\$2,326,029	\$3,055,815	
50 additional meters			\$576,694		
Equipment			\$78,973		
Obtain new concesion	\$1,000,000	\$1,027,992	\$1,352,792	\$1,253,192	
TOTAL INCOME SPECIAL QUOTA	\$3,000,000	\$1,846,021	\$4,334,488	\$4,309,007	
NET INCOME (loss) WATER SPECIAL QUOTA		\$1,482,507	-\$434,054	-\$564,918	
Net Normal and Special				\$570,680	

Item # 9 of the Agenda.- Comisario's Report.

George Radford, our Comisario, made some comments. He highlighted the fact that a Homeowners' Association faces many challenges in trying to get the cooperation of the Municipality.

COMISARIO INTERIM'S REPORT TO THE MEMBERSHIP.

As your Comisario, my role in Chula Vista is independent of the Board- of-Directors. I report directly to the membership. My role is to observe and report on your Board's adherence to Mexican law and the Chula Vista constitution, rules and regulations.

It is my assessment that your Board adheres to the governing rules listed above and endeavors at all times to enforce the Chula Vista rules and regulations fairly. Members should appreciate that your Board is dependent on the Municipality for support which is often not forthcoming despite Chula Vista's efforts to develop a positive working relationship.

I am quite impressed with the amount of time Board members willingly devote to their responsibilities. They've accomplished some major goals this year.

From my ten plus years as an owner in Chula Vista I suggest this Board serves our community very well. When I talk to Board members from other Fraccionamientos they are often impressed at how well managed Chula Vista is.

**Submitted by,
Mr. George William Radford
Comisario.**

Item # 10 of the Agenda.- Election of the new Board of Directors 2024.

**Sra. Phyllis McFarlane Gaskell
Sra. Louise Andree Morel
Sr. Lawrence Park
Sr. Werner Zuercher**

Were elected for two-year terms as Directors at the 2023 General Assembly and will complete their second terms this year.

The Nominating Committee has recommended the candidates listed below for a two-year term as **Director**.

Stanley Lawrence Goman

Stan has served on several boards of directors over the years including tower records, the National Association of Record Merchandisers, Bayside Distribution and the Sacramento Optimist Club, as well as many committees and actions teams. These experiences have helped him understand the dynamics of board work.

Stan, and his wife Linda, are both interested in keeping our community true to the vision of the original builders and developers of the neighborhood. Stan served as an Alternate on the 2023 Chula Vista Board.

Christine Ann L'Ecluse

Chris has been involved with the Chula Vista Board of Directors, in many different capacities for going on ten years. Her previous experience includes administrative posts in transportation companies, 17 years as a university ESL teacher and eight years as an editor of a community newsletter. She has been on the Boards of a regional symphony orchestra and a community council. From her experience working with volunteers as a community leader for a wildlife habitat project and as the chief writer/editor for a community website and history brochure. Chris knows the power of willing and dedicated volunteers who care about their community and strive to improve it.

Ronald Michael Garcia

As a graduate of the University of Houston in Machine Technology, Ronnie spent 30 years in the machine tool industry. Other endeavors included: Owner of a small water/organic waste management company in Texas working in oil/gas water reuse, power generation plant water filtration and food processing plants water reuse and organic waste resourcing; co-owner of an in-home senior care facility; and as a board member for Capital Area Quarter Horse Association. Ronny participated as an alternate on the 2023 Chula Vista Board of Directors.

Any eligible member may apply for the position of Director by registering at the office no less than three days prior to the Annual General Meeting. Their name will then be listed on the ballots distributed at the AGM. A member may also be nominated from the floor of the General Assembly.

Since there were no nominations from the floor, the proposed Board of Directors was elected by acclamation.

Item # 11 of the Agenda.- Election of Alternate Directors 2024.

The Nominating Committee has recommended the candidates listed below for the one-year term as **Alternate Director**.

Maria Leticia Gutierrez Shelly

Letty graduated in Psychology from ITESO University in Guadalajara. She has a Masters in NLP, and a Masters in Human Development from CEHUS. She was also a Director of DAD: Development and Teaching Consulting A.C. Diploma Coordinator for Teachers. Letty has been the President of the Chula Vista board for the past three years and is well versed in the

needs and problems of the fraccionamiento. Her four-year term as a director is completed.

Dane Patrick LeBlanc

Dane and his wife Adelia have been homeowners in Chula Vista for four and a half years. Dane is a retired software engineer with 40 years of experience working on cyber security, cloud computing, and telecommunications. He has an MS degree in Electrical Engineering from Stanford University and a BS degree in Electrical Engineering from Rensselaer Polytechnic Institute. Dane and his wife spend several days a week volunteering at The Ranch dog shelter in Chapala and also volunteer at spay and neuter clinics put on by Tails of Mexico. In his spare time Dane enjoys hiking with his wife and two dogs, running ultramarathons and underwater photography.

Emily Raskin Perey

A graduate of Stanford University, Emily had a 20-year career in professional fundraising for nonprofits, mostly universities. For the following decade, she and her husband operated an eldercare referral company in San Diego county, CA. They moved to Mexico in 2009 and into Chula Vista in 2013, the second generation of Pereys to live in the *fraccionamiento*. Emily was Vice President of the board in 2014 and has served as an Alternate for the past two years. She was the founder of the Hola Vecino newsletter.

Deborah May Rountry

Deborah is the former CEO and President of Roundtree Visuals, with offices in northern California and Berlin. Her company designed health care environments for hospitals with a focus on patient care. She is an award recipient of the National Endowment for the Arts and has lectured internationally on Innovative Environments for Healthcare. She has served on several Board of Directors including an HOA and non-profit organizations. In 2019 she and her family moved from Baja California Sur to Chula Vista where they bought a house and began a renovation that lasted more than three years. During this time, she came to love the area and especially her neighbors. She is an avid kayaker and enjoys racquetball, hiking and Tai Chi.

Brad William Wisniewski

Brad was a Quality Engineering Manager at General Motors for 35 years. This required determining and defining problems, listening to the different opinions as to the cause and then selecting the best solution and monitoring its successful implementation.

When arriving at Lakeside two years ago he served as Comisario to the water board in his first community in Tlachichilco. This involved overseeing that the board was acting in the best interests of the community and following the regulations as set by the community charter and the water commission.

Any eligible member may apply for a position of Alternate Director by registering at the office no less than three days prior to the Annual General Meeting. Their name will then be listed on the ballots distributed at the AGM. A member may also be nominated from the floor of the AGM.

Since there were no nominations from the floor, the proposed group of Alternate Directors was elected by acclamation.

The nominating committee has recommended George William Radford for a second two-year term as Comisario.

George William Radford

George Radford, a Computer Science graduate of York University in Toronto, has had a forty year career in Information Technology (IT). His skills include business requirements definition, systems design, general and project management. He has worked in both private and government sectors. George has held various board positions with the Lake Chapala Society and has, in the past, been a board member of Chula Vista. George was elected Comisario in 2022 and is looking forward to serving another two-year term.

Any eligible member may apply for the position of Comisario by registering at the office no less than three days prior to the Annual General Meeting. Their name will then be listed on the ballots distributed at the AGM. A member may also be nominated from the floor of the General Assembly

Since there were no nominations from the floor, the proposed Comisario, George Radford, was elected by acclamation.

Item # 12 of the Agenda.- Granting of Powers to the 2024 Board of Directors.

By electing the new Board candidates by acclamation and ballot, the community members are endowing the candidates with the faculties that the Law and our Association By-Laws confers, specifically in accordance with Clause 29 twenty-nine of the Constitution of the Association, modified in the Assembly of 20th twentieth of January, 2007 two-thousand seven and protocolled on the 26th twenty-sixth of January 2007 two-thousand-seven, before Sergio Ernesto Macias Avila, Notary Public #5 five of Chapala, Jalisco, in Public Deed #5910 five thousand nine hundred ten, and which says:

TWENTY-NINE: The Board of Directors will designate in the month of January of each year, from among its Members, the Executive Directors, that is to say the **PRESIDENT, VICE-PRESIDENT, SECRETARY AND TREASURER**, who can be re-elected within the period of their term. During his/her term the **PRESIDENT during that term will have the faculties of Legal Representative of the Association** (based on Article 2554 of the Civil Code of the Federal District and related articles of the Civil Code of the State of Jalisco). The Board of Directors may designate an external Legal Counsel. -

THE PRESIDENT, the VICE-PRESIDENT, the SECRETARY and TREASURER, will have the faculties to open bank accounts in the name of the Association, as well as expedite checks or make withdrawals on behalf of the Association, for which the signatures of two (2) of the Executive Directors mentioned above will be required it is understood the two signatures would also be required to cancel signatures of Executive Officers previously registered, upon the suspension or end of their term of office.

The granting of powers concludes the “swearing in” of the newly elected Executive.

MOTION: The membership grants powers to the 2024 Board of Directors.

Moved: Deborah May Rountry

Seconded: Nancy Jane Barton

Motion passed

Item # 13 of the Agenda.- Announcement of the Officers selected by the 2024 Board of Directors.

The newly elected Board met to appoint among its members those to occupy executive positions and hold powers. AGM chair, Maria Leticia Gutierrez Shelly, announced the officers of the 2024 Board of Directors:

The 2024 Board members will fill the following positions:

- **PRESIDENT:** **STANLEY LAWRENCE GOMAN**
 RFC. GOST480611BM4

- **VICE-PRESIDENT:** **LOUISE ANDREE MOREL**
 RFC. MOLO490720811

- **SECRETARY:** **WERNER ZUERCHER**
 RFC. ZUWE400712IW8

- **TREASURER** **PHYLLIS McFARLANE GASKELL**
 RFC. GAPH441013SI2

Item # 14.- Designation of the delegate to formalize the Minutes of the Meeting into a Public deed before the Public Notary.

MOTION: María Lucia Fernández de la Torre, RFC. FETL730406U53 will be the delegate to formalize these Minutes of the 2024 AGM before the Public Notary.

Additional Business / Questions

Steven Taylor presented a letter outlining concerns about some of the construction details of the new home being built next to them on the corner of Calle del Fresno and Calle del Parque Ote.

Item # 15 of the Agenda. - Adjournment.

The General Annual Assembly was adjourned at 11:43am.

Minutes recorded by:

Werner Zuercher

Secretary during the Ordinary General Annual Assembly