Sonoran Sea AC (Feb'22 AC monthly telco)

Date: Feb. 15, 2022 (5pm – 6pm)

Attendees:

AC: Jerry, Leslie, & Kristian; Andrea unable to attend

SC: Paul, Bill O., Lori, **Karen, Bruno, & Keith**; unable to attend - **Bill W.,** Sylvia, **Howard**

Minutes and ARs:

1. **Safety & Security**
    a. Covid-19 and staffing levels headed into Spring Break'22
        i. One person in Maintenance out for Covid
        ii. Largest issue w/ Security is Rey David (gallbladder surgery next week with recovery period); 2nd in command in charge of each shift (Arturo -day, Miguel – afternoon, nightshift)
        iii. **AR:** contingency plan to be reinforced by Kristian to the Security staff
    b. Elevator #2 West side (status on sticking issue) – specific answer from ESE not yet provided; Kristian to follow-up
    c. Guests having sex in the jacuzzi – what was done to clean the jacuzzi and was the resort reimbursed for this expense? **AR:** check w/ Rodrigo on cleaning procedure and expense - **Kristian**
    d. Update around 5:30pm on 2/15 – Kristian noted a water heater in one of the condo's sprang a leak and flooded the condo(s) underneath them; he will send more information to the AC and SC when the details are known.
    e. Did we confirm emergency call button works in elevator and resend instructions to Owners?
        i. Is it possible to remove the inactive "bell button" from the panel? **AR:** check with ESE and discuss w/ HOA office for refreshing knowledge - **Kristian**

2. **Communications – Mar'22 Newsletter material due to Leslie by Feb. 25th**

3. **Project Review & General Items from Nov. 6 HOA**
    a. General CY22 Project Overview (utilize project summary from bi-weekly report for discussion)
        i. **Walkway repair:** Feb.'22
        ii. **Walkways to pool:** completed and looks better, however additional acid wash and buckling saw cuts to reduce future buckling stress points (Kristian to review)
        iii. **Spare pump:** remove this project since new pumps are coming with water pump project
        iv. **Adult Pool resurface & tile:** HOA office preparing proposal to send to SC (target: by Mar. 7th) that we hold off on this project until "negative edge" pool plan is developed; money already collected and will be used for this broader project is applicable

v. **Fire Suppression System:** 95% completed, adding exhaust pipe to remove exhaust from machine room; stopped final payment due to a relay failure; tests to be performed before final payment
vi. **UV lights:** most parts received (Greg O. working to receive final parts) and Rodrigo will install when rec'd
vii. **Lockers and New Carts** rec'd; reduced priority to focus upon Spring Break preparation; Rodrigo is adapting new carts with larger rubber wheels to reduce noise when moving down tile outside hallways
viii. **Waterproofing roofs:** scheduled for Mar'22 including ideas on how to clean up the abandoned satellite dishes
ix. **Pet Area Refresh:** West side completed w/ new trash can and doggie bags; soliciting feedback before progressing on East side; Paul: using West side section and a big improvement
    1. **AR:** couple of thoughts - little thick in terms of gravel and hard to walk in; consider adding sprinkler system to rinse gravel every night; consider tent to reduce direct sun and heating up gravel - **Kristian**
x. **Walkway to pools:** started yesterday (1/17); finish East side this week and start/finish West side next week (by 1/28)
xi. **Gym Weights:** ordered, however out of stock – monitoring inventory; Keith has a buyer for older weights and will send to Kristian
xii. **Reserve Study: booked and scheduled on March 29th and 30th;** Rodrigo will be on-site for this event; report typically takes a couple of weeks to finalize and final report to be sent to SC by Kristian; Kristian to provide specific dates of preparer visit to the SSR for AC and SC reference
xiii. **1st Floor Tile Project:** contacted Mirsa today and production to begin later this month (delivery by end of Mar'22)
    1. Two bids collected, waiting on the 3rd for SC review
    2. Can contractors do the project "piece-meal" versus all at once? Kristian confirmed with contractors that this is possible. Cutting to be performed in parking lot by Maintenance room to reduce disturbance to Owners and Guests
    3. **Pattern decided by SC:** length wise running parallel to the main window – **Fabian has the best pattern and Kristian to confirm**; Lori and Rod first installation for proper expectation setting

b. Specific Projects
    i. **Dog Park Refresh (~$2k)** – West side done; gathering inputs before East side initiated
    ii. Balcony Railings refurbishment
        1. Keith Allen, Rich Mason, Donna Fanning, & **Brian Kelley (leader)** volunteered to help
        2. per Brian Kelly: gathering info & prelim. bids on 4 products (Cable Railing, Glass Panel, Powder Coated Aluminum, Anodized Aluminum); meeting on the Feb. 19th and anticipate being able to put together a report for the AC and SC boards.

iii. **Wristband process and policy improvements** (non-paying guests) – Jerry M. drafted and reviewing w/ Cristina for initial inputs – will then share with Kristian, AC, and SC by the end of Feb'22 for additional inputs

iv. **Electric Car Chargers –** Keith Allen volunteered to lead this fact gathering and proposal preparation process (leverage information from Puerto Privada)

1. **Status:** in contact w/ Tesla (Tijuana) and they will provide the chargers at no cost (as long as we display "Tesla" at the chargers). Tesla login to the charger the car account is charged for power consumed;
    a. **AR:** contemplate billing capability in collaboration with Paul S. (Tesla owner) - **Keith**

v. **Maintenance Inspection** – form completed & implemented; due Mar. 1, 2022

1. **Status Update**: inspection completed on ~85 Owners as of today, have until the end of Feb'22; Cristina to send out reminder to Owners about Feb'22 due date
2. **AR:** ensure document on-line is updated by Cristina - **Kristian**

vi. **Critical Information** – 35 Owners pending and $200 infringement fee added to their account

vii. **Utility Shaft and lint collection** – Rodrigo R. working ideas and will provide a proposal;

viii. **Owner wristband quality and durability** – Cristina to work this item for AC review

1. ~~**AR:** work to refund $10/band to Owners who already paid said fee for broken wristbands returned to the HOA office **– Cristina (Done)**~~
2. Physical example from another complex (Princesa) to vet with HOA office and other interested Owners
3. SC and AC invited to HOA office to check out the examples (Paul, Leslie, and Howard will try to stop by)

4. Preparation for April 30, 2022 General Assembly Meeting (deep dive on 4/29/22)

a. Open Positions
    i. AC: President and Treasurer (Secretary position term Apr'23)
    ii. SC: to be discussed (five positions need to be voted upon – Paul, Lori S., Bill W., Bill O., Bruno B.); **AR:** Paul to discuss with SC if people are going to rerun, apply to AC positions, or other;

b. Special topics?
    i. NPG wrist-band policy (if aligned w/ SC and AC)
    ii. Provide inputs to others

c. Agenda and certain pre-read material to be sent out by Mar. 28th (two-day buffer) - Kristian

5. House Sale Status

a. Large House ($70k):
    i. Offers received for the two properties (large house and property - $70k)

ii. Received 70% payment for the large house with the balance 30% in a certified check (funds reserved in buyers bank account); keys handed over to buyer
iii. Once the May'20 HOA minutes are notarized with the new members of the Public Registry, certified check will be cashed and title turned over
iv. Appointment on 12/3/21 at the Public Registry and work targeted to complete release of notarized minutes in Jan'22 (delayed due to Puerto Penasco sending information to Hermosillo)
v. Status: documents are at Public Registry and should be returned by end of Jan'22; we will then finalize sale (with date scheduled for signing)

b. Small House ($28k)
i. Relisted home with broker – a few questions from potential buyers however Realtor does not want to move too far forward with minutes notarized

6. Policy Update

a. Housekeeping and Maintenance policies reviewed and released by Cristina
b. Non-Paying Guest (NPG) wrist-band policy drafted and under review before release to AC & SC for their inputs

7. Roundtable

a. Kristian
i. Heated aqua pool: test run for a week allowed temperature to increase to ~88' F; left heater on during the entire week led to an incremental increase of 2% in propane expenses which appears manageable
b. Leslie: none
c. Keith: quick question on pool heater – can we keep at higher temperature and new pool cover
d. Jerry: keep it at 88' F for a four-week trial basis and return to AC/SC
e. Bruno: question around maintenance checklist (one-time or annual); vote by the HOA in Nov'21 was for an annual renewal (specific wording in approved vote was *"Owners to provide evidence of maintenance inspection per checklist annually")*

8. **Meeting ended at 5:58pm**