July 21, 2020
Sonoran Sea AC Telco Meeting Minutes

Attendees:

AC: Ray, Jerry, Kristian
SC: Mike, Phil, Karen, Howard, Ron, Karen

Key Notes:

1. **Any new safety items**
    a. COVID-19 positive cases at the Sonoran Sea (employees are doing well, not serious cases at this time; monitoring)
        i. Thursday: sending four maintenance employees to be retested
        ii. Saturday: retesting all maintenance employees
    b. No new safety events
    c. Last month – girl fell off one of the steps on the slide; Arturo talked to parents about abiding by safety rules; girl recovered
    d. Cristina had her baby – girl
    e. Water leak on the west side repaired by maintenance
        i. Consulted Gregg Olsen for inputs given prior history on this issue
        ii. Water pressure and angles pipes were installed aggravate the issue; water down for ~24 hours for repair and curing
    f. Water leak in a condo on the 9th floor (903W); damaged down to the 4th floor; condo issue; insurance covering units damage;
        i. Reinforces insurance for each condo, turning water off, key in HOA office; leak detectors in condo (water heater closet)
        ii. **AR:** add message in newsletter to replace water heaters, replace angles, turn off water when condo is not occupied w/ supplier references – **Leslie/Kristian**
        iii. **AR:** consider if we put to Owner vote in Nov'20 GOM a required inspection for a fee (annually, bi-annually, etc.) – **AC to discuss**

2. **Puerto Penasco sanitary emergency order status**
    a. City has been relatively non-transparent on the official cases in Puerto Penasco
    b. Pinacate testing of all employee's – two positive (one serious and relocating to Nogales for treatment)
    c. Anti-body testing readily available; q-tip deep insert test is less available
    d. Aug. 1 elimination of the entry sanitization tent? This is still the plan
        i. Tent entry point will remain; more for asking questions
        ii. Still not completely clear (e.g. test random cars) on who will be tested (residents, renters, etc.) and what test will cover (e.g. temperature, COVID-19 test)
        iii. Will probably let us know the day events change
        iv. A fee is contemplated for entry testing for item (ii) above
    e. Beach reopening protocols have been distributed; estimated date is August 1st
        i. Rocky Point 360 has a listing of beach protocols (e.g. group size, hours, etc.)
        ii. HOA admin. to receive protocol and communicate to Owners

3. Action requests – prior month
    a. **Abandoned condo 303W**

i. Status: lawyer reviewed minutes; need to schedule meeting to discuss next steps including review with the SC
ii. **AR:** meet w/ Jerry and Ray by Aug. 1st to define next steps w/ lawyer – **Kristian**

b. Resurface pool – status and schedule

i. Signed contracts today (Ray and Kristian/Rodrigo managed)
ii. Draining pool completed by Wednesday; safety tape to be installed
iii. Contractor to begin work in July 22 (Wednesday)
iv. Paying them progress payments every odd # week – Kristian/Rodrigo to inspect progress (SC member to accompany them – Howard; Karen available as well during certain period)
v. **Last payment:** make sure pool is full of water and run for a couple of weeks after 100% verification

4. Update on CY20 contingency planning

a. ~90% took advantage of the July 10, 2020 discount; continue "no exception" rule for 3Q'20 HOA payment discount not received by July 10, 2020. Owners had over four weeks' notice of due date
b. Received $181k for Q3'20 out of total due of ~$188k (96% collection to date)
c. Q4'20 discount – do we continue?
   i. **AR:** summarize model w/ June'20 actuals and review with AC then SC – **Jerry (w/ Kristian)**

5. Bank account risk mitigation strategy

a. Jerry reviewed the four bank accounts and the UDI (insured limit) of $118k
b. Are there interest bearing accounts in Mexico?
   i. AR: summarize options – Kristian
c. **AR:** put up for a vote in the Nov'20 to the general membership (w/ pro's and con's) – **Kristian / Ray**

6. June'20 financial closing

a. Available on Wednesday
b. **AR:** update financial model **– Jerry (see above)**

7. Any other project Updates?

a. Powder coating – on the 8th floor (going floor by floor)
   i. Finish work by Sonoran Sea maintenance team behind the powder coating velocity
   ii. Finish date (powder coating): ~Aug. 7th
   iii. Finish date for maintenance finish work: TBD due to COVID-19 situation above
b. Painting and chipping on balconies in process (throttled by maintenance staffing available)

8. Roundtable

a. Karen: do we have on our project list "glass for wind" on each elevator floor; contemplated in CY21 project budget process
b. Ron:
   i. Q4'20 discount contemplated for the budget? Included in action item above

ii. SRO options: does this bar and overhead disappear w/ August 1 milestone? Kristian does not know
    1. Sonoran Sea HOA is responsible for all Owners/guests at the resort
    2. Can SROs use the external source for rentals? Sandy Beach HOA Administrators generally aligned on controls to allow SROs to work through HOA for entries; tourist office to receive reservations from the HOA office once SRO sends required information to the Sonoran Sea HOA
    3. HOA office distributed instructions to SROs

9. Next meeting: August 18th – Ray to facilitate