

SC Meeting Minutes for September 15, 2021

SC- Paul Sala, Karen Matson, Lori Smith, Steve Schwab, Bill Woodward, Bruno Barclay,
Howard Tolchinsky
Kristian Osuna

6:10 p.m. - Call to order and introductions

Report from Administrator - Kristian Osuna

- Status of action items from Owner's meeting
 - Loud music has been addressed and is no longer a problem.
 - AC has received a quote of \$22,000 per bathroom.
 - Current quote is to place bathrooms near beach stairs on each side.
 - Group discussed problems with placement, need, cost, maintenance cost and impact on views. Paul Sala suggested expansion to existing bathroom if size is a problem. Karen Matson explained that original owner concerns were based upon the bathrooms' location to the pools and convenience.
 - Group requested that Kristian seek estimate for underground bathroom as that information should be presented to owners.
 - Defibrillator has been delivered and members of security, maintenance (5) and housekeeping (1) staffs have been trained. Casago employees were also present at training. Defibrillator is located behind the front desk.
 - Budget is currently running a \$11,000 surplus.
 - Reserve fund is \$104,000.
 - Total HOA funds exceed \$500,000. To ensure that all of the funds are insured under Mexican banking insurance regulations, Kristian has opened another bank account (the balance in each account is kept below the insurance threshold).
 - Owner compliance with HOA dues is running at historic norm – 18 units currently in arrears on dues, mostly from most recent quarterly dues. Total amount to collect is approximately \$12,000. No particular action item at this time but SC advised Kristian that additional actions will be required if amount due remains at this level by next meeting.
 - Real Property is under contract. Smaller property is scheduled to close for \$28,000 on September 30th; closing date may need to be extended to ensure that Jerry McKinney has authority to execute documents. Other property scheduled to close for \$65,000 on November 2nd.
- Extraordinary Projects

- Kristian discussed the extraordinary projects list (attached) that the AC has discussed. The fire suppression system was approved by the SC by email vote.
 - Kristian and his staff are obtaining information regarding the cost of the various projects.
 - There are insufficient funds to approve all of the projects.
- After the AC obtains information regarding the cost of the projects, it will send an updated list and the cost information to the SC. The SC will then discuss the list and what projects to present to the owners at the next owners' meeting.
 - The SC requested that Kristian seek to identify the number of owners that have suggested each of the items to help determine the owners' level of support.
- Tile Replacement Guidelines
 - Paul explained that the prior SC sought tile replacement guidelines in response to owners requests for approval to update their tile. The SC members then discussed the draft guidelines. Lori Smith pointed out that mandates for detailed lists and drawings, which may be appropriate in the US, will be difficult if not impossible to meet in Mexico. The group discussed a change to the draft guidelines to make clarify the scope of the required information. Additional discussions ensued regarding whether the group had sufficient information to pass the guidelines where the specific tile has not been identified by the SC or approved by the owners. Ultimately, **the group voted unanimously to pass the guidelines** understanding that they will not become effective until approved tiles are identified.
 - Lori agreed to look for additional tiles on her visit to Rocky Point next week. Those tiles will be shared with the SC with the anticipation that the SC will present more than two tiles to the owners for consideration.
 - The group also discussed the HOA's responsibility to reimburse premium patio owners for tile repairs where the premium patio tiles act as roof tiles for lower units. The question arose regarding whether the SC has already voted on the issue. Paul will work with Kristian to see if a vote has already occurred. If not, Paul will draft a question for the SC to vote on at its next meeting.
 - The group discussed the replacement of patio tiles on ground floor units. Should the HOA pay for the replacement of the ground floor patio tile (once the replacement tile is chosen) to ensure that all patios present the same aesthetic? Paul will draft a question for the SC to vote on at its next meeting.
- Open forum
 - Bill Woodward inquired about the status of the AC's review of the building's insurance review. Kristian explained that the AC has received information

regarding the structural review and insurance, which will be discussed a next week's AC meeting.

- Kristian advised the SC that Rodrigo Ruiz has provided him with his review of the Reserve Study. Kristian will review Rodrigo's suggestions and present a report to Paul for decimation to the SC.
- Howard Tolshinsky expressed concerns with the carpets in the elevator. Kristian explained that the resort has purchased dryers which, he hopes, will solve the moisture and smell issues.

7:50 p.m. – Meeting concluded.

- Next meeting January 11, 2022 at 6:00 p.m. Arizona time.