



**Playa de Oro Neighbors Association AC**  
Official Owners Association of Playa de Oro  
San Felipe, BC Mexico

"United Property Owners of Playa de Oro"

PMB 217 P.O. Box 9011 Calexico, CA 92232

**Minutes for April 12, 2018**  
**HOA BOD Quarterly Meeting**

Location: Lower Pool Palapa, Playa de Oro  
Call to order: 8:09 a.m.

Attendees: BOD Members – Val Ell, Christine Cox, Greg McKinney, Pamela Swanson, Jon Zimmerman:  
ABSENT: Paul Easley, George McClellan  
HOA Members – Joyce Lawrence

Meeting was called to order by President Val Ell at 8:09 a.m.

Motion to Approve April 5, 2018 minutes as submitted – Motion Made (Chris/ Greg) Ayes 5  
Motion to Approve April 8, 2018 minutes with Amendment to Item 3: add Paul Easley as Parliamentarian on Board of Directors  
– Motion Made (Val/Pam) Ayes 5

Ratified Actions Taken Since April 8, 2018 meeting – (None)

Committee Reports – (None)

**New Business**

- Meridian Design Plan – Chris stated that the BOD is moving forward with the design plan. The BOD is wanting to do a more comprehensive plan down the Calzada Playa De Oro and Playa del Carmen. Make smaller islands. Wanted to know if Jon would draw something informal to submit to Scott. The planters will need a self-watering system. Jon wanted to know the purpose for the smaller planters, such as to slow down traffic and be aesthetically pleasing. The BOD agreed it was for both. It was discussed that the planters be placed to create a curving effect and they will need a reflective system.  
Jon stated he needed to get the legal right-of-way width from Scott. The width should be on the survey of the development.  
Chris asked Jon to design something perceptual for consideration and she will work with Scott to get the mapping of the development to Jon. The planters need to be placed so the HOA owners have unobstructed access to their properties.
- Paint Colors on Houses – A. Chris stated that Geanine Taylor submitted her colors on chips after her painting had started. She was asked to stop while her colors were considered and approved. Geanine's definition of "accent" colors was different from everyone else's definition of "accent" colors so this issue needed to be clarified.  
Jon stated that there are no suggested or approved color palette. The board does not want to dictate personal color choices as it is subjective.  
Paint Colors on Houses - B. The BOD discussed that the colors must be with the plans and approved prior to the start of construction. Jon stated it is now possible to submit a mock-up of their colors on a software program that can be submitted to the architectural committee. This will show the color and placement in real time. Chris suggested the software program be added to the construction protocols.  
Discussion was held regarding how the board can enforce rules and what can be done to violators. Chris stated that painting will be stopped when it is an obvious error and any other construction issues as well. The contractor will be instructed to stop construction until the error is remedied.  
Jon stated that Scott grades and puts in the septic system as soon as a lot is purchased and the way to stop the start of construction without architectural committee approval is to have Scott not grade and put in the septic tank until the plans have been approved by the architectural committee.



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Chris asked Pam to change the Construction Protocols to state that septic tanks will not be installed until the architectural committee has approved the plans.

It was stated that Geanine must submit a written plan to be given to the architectural committee regarding her colors and where they will be applied, signed and dated. The BOD will either accept or deny her colors and placement after submission of the signed and dated letter.

Paint Colors on Houses - C. For construction plan approval, HOA owners need a website to go to pick paint colors and paint their house to show to the architectural committee.

- Jon stated that he has had two plans submitted, the Jacksons and Branhams.
- BOD Quarterly Meetings Tentative Schedule – Quarterly meetings are to be held between July and April. Discussed doing electronic meetings using GoToMeeting website as an example. Discussed the issue of physical attendance versus attendance via the internet.  
Meeting No. 1 is April 12, 2018. Meeting No. 2, Saturday, October 13, 2018. Meeting No. 3, Saturday, December 1, 2018. Meeting No. 4, Saturday, February 2, 2019. Annual meeting and Quarterly meeting Saturday, April 6, 2019. The tentative dates of the meetings will be adjusted as decided at each prior meeting.
- Process to be followed concerning HOA summer issues – HOA members will be advised to contact Parkstrong, the property management company, regarding any complaint or maintenance issues. Scott will be advised that the BOD will be sending Parkstrong's number out to the HOA members so they can contact Parkstrong directly. Greg stated that we still need to hire two security personnel and one full-time pool personnel.
- Future Events – The BOD decided that there will be no more public events held in the development. The events may be held at the pool. A protocol checklist will be established regarding the payment of a use fee, security deposit, and having the proper cleanup personnel during the event and after. The cleanup will be completed the day of the event. It was discussed only allowing future events in the upper pool area so that HOA members and guests can have access to the lower pool.

#### Old Business

- Pool Purchase – Chris stated that Notario indicated (depending on how the development was originally approved) that if we sell the pools, we must replace the pools. If we buy back the green area for a pool, it would be 6,000 square meters for a cost of 800 pesos per meter or approximately \$273,000. Chris stated this is not feasible. It was discussed possibility of purchasing four lots to be used for the pool and parking and meeting room. At this time it was decided not to sell the pools since there is no alternative. A survey can be sent out to the HOA members regarding building the pool in the development which could potentially be in their neighborhood. Joyce asked if there had been discussion regarding selling just the upper pool. Chris stated that it may be possible but there are minimum areas to divide properties. Chris stated La Vaquita closed escrow on the restaurant and they could absorb the upper pool area in their purchase area but then the HOA would not have the minimum square meters. There may be enough room at the lower pool to attach a spa to the lower pool. The BOD discussed selling the upper pool to La Vaquita if they agree to replace the spa, put in a gate to make them two separate areas, fix the retaining wall, and HOA owners get an irrevocable right to access to the upper pool. We will need to also have a separate solar meter for the lower pool if the upper pool is sold. There has been a discussion on the purchase of the upper pool, but PDO has not received an offer from La Vaquita.

(Chris left the meeting at 9:39 a.m.)

\$250,000 was discussed as the approximate price for a new pool in the development.

Questions for Javier were discussed: cost of a spa, cost of a six-foot-high wrought iron fence, replacing the brick with a concrete wall.

Val stated that Javier can build a pool that is multi-functional, i.e., one end for doing laps and volleyball, and one end for swimming with a spa attached.



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Val stated if we have our own pool, it would eliminate many problems with the issue of public access. Val went to Los Sagueros who built a pool and a spa, a meeting room, a pickleball court, and they stated it is used often as a meeting place for all the members.

Joyce said that La Vaquita has finalized their purchase of the restaurant, but do they think they are buying the pool. Val stated no, but they are using the pool in their advertising. We continue to look at options but at present, there are none.

Val asked Javier to give a breakdown on the cost of a new pool, the equipment, all components to the pool. Javier is working on that and will present that to the BOD.

La Vaquita has agreed to split the cost of an appraisal of the physical property, but that will not include the intrinsic value, i.e., the view, the closeness to the restaurant. La Vaquita has only come through Scott with interest in the purchase, not to the Board directly. Consideration of a selling price will be based upon the replacement cost.

Chris and Val discussed with Scott that if the pool property was sold to La Vaquita, PDO would need time to build the replacement pool area and would need the money upfront to do so. Options discussed for access during the construction of a new PDO pool, PDO homeowners would expect the right to use La Vaquita's pools and spa during construction and after completion of the new PDO pool, PDO homeowners could use La Vaquita's pools also on a pay-for-use fee.

- The sand has been replaced in the upper pool and spa filters.
- Jon wanted to know how much we have in reserves. Val stated we have \$5,000 in reserves now.

Next meeting: October 13, 2018.

Motion to Adjourn Made – (Greg/Jon) Ayes 5 – Meeting Adjourned 10: 02 a.m.

Minutes prepared by Pamela Swanson

Minutes approved by:

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Val Ell, President (Date)