



**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 7, 2019**  
**Annual General Assembly Meeting and Election of the Board of Directors**

Location: Upper Pool Palapa, Playa de Oro  
Call to order: 9:00 a.m.

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

HOA Members – Carol Keller, Gerald Yates, Joyce Lawrence, Richard Lawrence, Loretta Henry, Charles Henry, Melanie Forchelli, Jorge Leon, Olga Leon, Charles Buckner, Sharon Rhodes, Vicki Fisk, Laura Briggs, Colin Briggs, Irma Miller, Verle Ell, Lee Stoll, Terry Cox

PMD Attendee – Scott Parkman

1. Meeting was called to order by Vice President Paul Easley at 9:00 a.m.
2. 9:00 a.m. at First Call to Order; Quorum not met. Meeting recessed for 10 minutes. 9:10 at Second call to Order. Quorum was met and meeting proceeded. Quorum count:

Total Members Eligible to Vote                      232 (Weighted by # lots/multiple lot owners)

1st Quorum (50%)    118

2nd Quorum (26%)    63

Members Present    17 (23, less multiple owners per lot)

Valid proxies received                                      93

Total    110

50% Met?                      No

26% Met?                      Yes

3. Introduction of Board Members and all attendees.
4. Developer Report – Scott Parkman  
Scott stated it has been good working with the Board, good communication, using emails back and forth, and the Board is being proactive. There have been resale of houses and new building going on. There are no new contracts as of this time.
5. Business Items.
  - (a) Report by President – No report  
Approve February 2, 2019 minutes – Motion Made (Chris/Greg) Ayes 4  
Ratification of actions taken, if any, since February meeting – no actions taken
  - (b) Report by Treasurer – no report from Chris Cox. Software problems. Chris will post on HOA website when received from accountant
  - (c) Committee Reports – no committee reports.  
Greg McKinney stated the HOA is looking for another vehicle for security and we need more speed signage.



# 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

6. Ratification of the Ballots provided to the Associates  
232 eligible, 93 voted for the directors and budget ballot, 77 voted on the CC&R amendments. Motion made to accept results of proxies submitted. (Chris/Greg) Ayes 4
7. Election, or reelection in this case, of the Members of the Board of Directors of the Association
  - (a) Announce vote results (Electronic and physical proxies)
    - (1) Board Members – Four positions open. 93 voted. President, Vice President, Treasurer, Secretary. All four incumbent board members ran and were re- elected: Valerie Ell (84 votes), Paul Easley (84 votes), Chris Cox (85 votes), Pamela Swanson (78 votes).
    - (2) CC&R language amendment No. 1 – Definition of Terms – Approved. (67 Yes, 10 No votes)  
"Electric service" added to sentence starting "Improved Lot."
    - (3) CC&R language amendment No. 2 – Membership and Voting Rights – Section 4. Board of Directors – Approved (62 Yes, 15 No votes)  
The sentences, "BOD members should be able to attend the scheduled meeting in San Felipe. To be a member of the BOD, the elected member shall physically attend at least 50% of the scheduled BOD meetings" are deleted.
    - (4) CC&R language amendment No. 3 – Owner's Rights – Section 2. Owner's Rights of Enjoyment – Approved (64 Yes, 13 No votes)  
The word "may" changed to "will" in the sentence starting "Owners that have not."  
Line added, "Repeated violations of speeding by individuals previously cited will result in doubling of the fine (from \$25 to \$50 US.)"
    - (5) CC&R language amendment No. 4 – Owner's Rights – Section 3. Delegation of Use – Approved (64 Yes, 13 No votes)  
"His tenants" deleted from the sentence starting "Any Owner may delegate."  
Line added, "All short term tenants must pay Resort fee to access development facilities."
    - (6) CC&R language amendment No. 5 – Architectural Control – Section 2. Architectural Guidelines – Approved (51 Yes, 26 No votes)  
"Exterior Lighting" added to "The specifications" sentence.  
Line added, "The HOA encourages utilization of the concept of 'Dark Sky' lighting for exterior lighting."  
Line added, "Once approved, building must begin on the main residence first. No garage or casita can be built before main residence construction begins."
    - (7) CC&R language amendment No. 6 – Restrictive Covenants as to Usage – Section 3. Exterior Colors – Approved (63 Yes, 14 No votes)  
Line added, "Accents are window and door trim, fascia, columns."
    - (8) CC&R language amendment No. 7 – Restrictive Covenants as to Usage – Section 12. Antennas, Poles, Satellite Dishes and other Structures – Approved (55 Yes, 22 No votes)  
The word "must" changed to "if at all possible" in sentence starting "Satellite dishes shall be no more." The word "must" changed to "should" in sentence starting "Solar panels may be added." The words "satellite dishes," "street or," and "and if located on the roof, shall not be higher than the parapet or within an approved architectural screen" deleted from the sentence starting "All AC units."
    - (9) 2019 Budget – Approved (83 Yes, 10 No votes)

#### Discussion on Amendments:

Richard Lawrence wanted to know what we can do regarding workers who speed. Chris stated that the BOD can only work with the property owners. For renter problems, can put a hiatus on rental companies. Paul stated that we need to talk to the property owners about their workers. Jerry Yates suggested refusing entry to



# 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

workers who do not obey the speed limits. The HOA is not the police, cannot enforce. Greg McKinney stated he will deal with the owners regarding the speeding issues.

(b) Recess for New Board to appoint Officers.

(c) Announce and Appointment of Officers within the Board of Directors of the Association

Val Ell – President

Paul Easley – Vice President

Christine Cox – Treasurer

Pamela Swanson – Secretary

George McClellan – Parliamentarian

Greg McKinney – Alternate

Jon Zimmerman - Alternate

#### 8. Sundry Matters

Carol Keller presented directory handouts with additions and corrections. Carol stated that Gabby at the PMD office has the directories. Carol noted that Gabby has a new phone number.

Carol asked if we can cover the pool. Chris stated we can cover the pools and then put up the sunshades later in the summer. Also, Javier is still working on the backflow filter. Paul stated that this may fix the heater shutdown of the hot tub.

Greg brought up the speeding issue and solutions. Workers are to take the main road, not the S curve, wants signage in English and Spanish. Chris stated the guards need to instruct the workers, some workers do not read. Greg stated he will deal with the owners and who they rent to, and make a list of problem renters and ask owners not to rent to them. Greg stated he will be responsible for getting the list together.

Carol wanted to know if the renters get the rules. Chris stated yes, they get laminated rules from the HOA; Ian and San Felipe Vacation Rentals also have rules to hand out.

Paul stated that the board has "no teeth" to enforce the rules. Jerry Yates stated that we have the CC&Rs and HOA rules, this is a private community, that special events overwhelm the community, there are too many people in homes at times, that PDO is too passive in enforcement.

Scott said that the renters, etc., don't know that we have "no teeth," and it all comes down to the owner and who they rent to.

Chris stated that some owners do not care, that is also a problem.

Greg wants to discuss signage. Chris stated that he can draw something up and send it to the rest of the Board.

Jerry Yates stated when the workers sign in, the guards need to remind them of the speed limit and give warnings.

Chris stated when she is made aware of speeders, she calls Scott about the offenders and then they are warned.

#### 9. Public Comment

(a) Request to address meeting – Sharon Rhodes

Sharon suggested that everyone should take turns being on the Board to understand what is involved. She also stated that the Board members need to be examples to others by obeying all the rules and CC&Rs; that if the Board does not obey them, no one else will. Sharon stated that owners with renters who abuse need to be notified. Ian kicks out the disruptive renters. Sharon stated that the CC&Rs are important, everyone needs to obey them, and that everyone needs to serve on the Board.

Motion to Adjourn Made (Pam/Chris) Ayes

4 – Meeting Adjourned 9:52 a.m.



**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 prepared by Pamela Swanson

Minutes approved by:

---

Val Ell, President                      (Date)