



# 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 November 3, 2018

### HOA BOD Quarterly Meeting

Location: Lower Pool Palapa, Playa de Oro  
Call to order: 8:00 a.m.

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

HOA Members – Joyce Lawrence, Jerry Yates, Grace Serpa, Dwayne Bartels, Rick Cahill, Tim Brown, Scott Parkman, Loretta Henry, Terry McCullough

Meeting was called to order by President Val Ell at 8:00 a.m.

Request audience members to turn off or mute electronic devices

Motion to Approve April 12, 2018 minutes – Motion Made (Paul/Chris) Ayes 5

Ratified Actions Taken Since April 12, 2018 – Motion Made (Chris/George) Ayes 5

- Purchase replacement pool covers for lower pool and spa
- Replace rope for decorative fencing at upper pool area
- Purchase 15 new deck chair slings (purchased with profit from wristbands sales)  
(Four more slings needed, three lounges broke - \$400 each to replace)
- Approved increase for security staff gas allowance (50 pesos per month)
- Provided sponsorship for youth Challenger baseball team
- Denied request for easement (Block 7, Lot 1)
- Increased price of day use wristband sales to \$5 per day
- Authorized security to deny access to non-compliant handyman and workers/family
- Authorized preliminary road repair work to begin to mitigate damage from Hurricanes Rosa and Sergio

#### Financial Reports

Approve Monthly Financial Reports for March through September 2018 – Motion Made (George/Paul) Ayes 5  
(Foreign exchange gain and loss no longer recorded in report.) Original budget was optimistic on dues coming in, adjusted in August and September.

Solar now showing a good result. Meter not changed to solar, still in PMD name. Paperwork started in February to change into HOA name. Sparky took over in December, then the process stopped. CFE engineer in charge of solar has been transferred so now still working on name transfer and removing the old meter.

Financials now include bank balances. Projections – adding to surplus, \$30,000 surplus by the end of the year. Major expenses taken out since Spring – automatic gate and additional solar panels. Discussion on non-dues payors.

#### Committee Reports –

Landscape Committee – George McClellan

George stated it is \$95 for each roundabout. Is it necessary to have water to each? Chris stated where water is available, put in secondary meter at each homeowner's lot.

George discussed the maintenance problems with water to each one: pipe breakage, have to go underground, maintenance. Is it possible to do decorative rather than plants? Chris stated that Sharon had mentioned using rock outcroppings. Chris stated roundabouts placed in areas for traffic control and aesthetics. Perhaps have four with plants and four with decorative items. Owner Tim Brown agreed to work with George on finalizing design.



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Construction Committee – Chris stated new house halfway built. The owners of the lot north of Flannigan's have started the home planning process.

#### New Business

- Damage to pool area and retaining walls created by summer rainstorms:  
Chris stated the pool washed out under structure and upper pool access, wall and stairs starting to slip. Javier says we need to make the concrete pad bigger and have better access to the equipment room. The pools overflowed during storm and took out the sand but drains worked good.  
La Vaquita grey water pipe to septic washed out. Scott stated they are working on it.  
Chris stated there was sand in the pipe behind the wall, but pipe exposed and cleaned out. We need to cover pipe again.

Pool equipment replacement and main pool pump access (cement slab):

Chris stated the filter at upper pool on its last leg. Same model new approximately \$2,000 delivered. If we buy north of border, cannot expense it to the Hacienda and pay tax on it. Javier to baby old one until January. Scott said there are old pool pumps in storage, can we ask Javier what he should do with it. Can we sell them? Need to ask Javier. Val will talk to Javier and also have Scott look at the pumps in Parkman storage.

- Damage to Arroyo, discuss repairs for the long term:  
PMD was asked if they could get engineer to discuss fix. Scott stated the damage has happened twice in 16 years. Cost \$1,250 to fix so far. Need more fill, \$3,000 total cost. The question was asked regarding whose responsibility is it to fix the Arroyo. Chris stated the HOA with Parkman and Federal Govt., we share the cost of repairs. Need to look more long term rather than patching, diffuse the problem of shooting water down the hill. Joyce stated that the water on the other side of the wall comes into the Arroyo, can't touch it.  
George and Paul agree we need an engineer. Scott is looking for a good engineer, has to come from Mexicali. Scott will look for a road engineer. In the meantime, Simone will finish with the rock.
- CCR violations and complaints received
  - Non-compliant patio structure:  
Chris stated the homeowner asked to remove it, did not, has been fined. No mechanism to enforce removal nor the fine. Pam stated that homeowner is waiting for the person to return to town in next two weeks to take down.
  - Barking dogs:  
Chris stated the owner was notified via email about darks barking on the roof, \$25 fine. Joyce has a problem with neighbor's dog defecating and barking. Talking to that neighbor is uncomfortable, neighbor does not comply.
  - Pets in excess of number allowed:  
Chris stated we can fine them. Members should contact the board if they feel threatened or annoyed by dogs or cats. Pam stated that the VIVA members are cutting back on fostering dogs, only when absolutely necessary. Aware of excess dog issues and wanting to cooperate.
  - Trailer parked on private property:  
Homeowner notified trailer was parked on neighbor's lot, it was moved.
  - Vacation rental problems:  
Chris met with Erik at San Felipe Vacation Rentals, was given his personal phone number to call if there are any problems. No problems since the meeting.  
Unverified complaint about a renter at the pool at 3:00 am. Chris bought a pool alarm. It will alert guards a person in the pool after 10:00 pm. Jerry asked whether the property management should be aware of the problem. Scott agreed, said yes. Chris stated HOA members should send an email to HOA email, she will contact Scott to take care of the problem. Written documentation is important, thus email.



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Barbed wire and chain link installed:

Scott stated it will be taken down at the first of the year. Chris stated the reason for fence, part of a litigation recently resolved. Lawyers fenced the area, legal process. Final steps are almost done and they will be removed.

New Complaint:

George stated a homeowner was speeding approximately 50 miles an hour. He confronted her. She told him she was late and sped off again. Chris stated this was the second recent complaint about speeding for that specific neighbor. Another homeowner also guilty of continuous speeding. Joyce brought up the issue of also going through the rope at the gate. Chris stated an email was sent stating the rope area is for work trucks and RV access. Not our access or parking lot.

- Status of non-compliant structures:

Chris stated owner of the unfinished house on Playa Del Sol says he will finish exterior of structure in four months. Municipality can tear it down. Owner was emailed that they will tear it down. The owner came last week, took measurements, stated he will do outside first, within a year he will have something done. The owner was concerned about the eyesore and wants to fix it. Chris stated she feels he is working toward finishing it.

- 2019 Budget Projection:

Chris stated the budget is looking better than in spring. Keeping things status quo. Will end 2018 with about \$30,000 surplus. \$25,000 is in reserve, will add \$20,000 in surplus in 2019. Routine maintenance put in already, i.e., pool reserves, road maintenance, etc. No money for potential increase in salary. Scott said the salaries should remain the same.

Paul stated the \$20,000, use to get more solar panels, heater for pools. Chris stated the long-term plan is to increase solar, improving gate situation, pool deck fix. The big unknown is the new Mexican President. New President's term starts December 1, 2018. He says he wants to reduce the value added tax down to 8%. Would be huge savings to HOA. The peso has been steady. If it goes down, it will hit the HOA hard.

Old Business:

- Report on medians/planters placement and progress so far – discussed up above
- Update on status of CFE meter change (solar meter and name change) – discussed up above
- Update on status of pool (receipt of appraisal and research on other property options)

Chris stated La Vaquita Norte wanting to buy the pool has not come up again since appraisal was received in May. Chris stated LVN wanted it for an event/resort area. HOA looked at different options. Selling the pool and building a new pool area, \$300,000 estimate, twice what was expected. To buy land would be an additional \$200,000. Val talked to Javier about a new design of the pool and spa which would cut back on maintenance, have an attached building for a clubhouse, bathrooms, pickle ball court. HOA needed to do research first on all aspects of the sale and replacement site. Jerry stated the owners need to know. Scott stated the owners would need to vote on the purchase. Chris stated PDO must have pools via notario advice. If the purchase issue comes up again, HOA has the detailed information and will proceed with owner vote at that time. Jerry stated the CC&Rs and bylaws have been rewritten, have no vehicle to bring in association on big decisions. When asked for an example, Jerry stated the solar panels were not voted on. Chris explained that it was in the 2016 and 2017 budget. When you vote to approve the budget, you are approving the projects.

Joyce stated we should sell off upper pool and spa, keep lower with new spa. Chris stated expenses made it impossible. Paul said you can't be split due to lot minimum requirements established by government. Joyce stated if the pool is heated, more people could use the pool.



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Paul advised we are just collecting data. If LVN wants it bad enough for enough money, it could happen, worth discussing. Val understands the HOA wanting vote on it, first need good information on it. Board is just getting information. Never any thought of selling the pool without members vote.

Jerry wants information put out before a vote. Chris stated people are reacting to rumors. Tim stated that LVN could build the new pool, then trade.

Jerry would like to have a town hall meeting. Chris stated December 1 is next board meeting, could have town hall meeting then.

Paul stated as members of HOA we know what is going on, write an email to the board. Board will make sure you get information wanted. Multiple emails, will look into the issue. Chris stated we need to be proactive. Chris stated since most of the board members are not here all the time, we have to rely on electronic communication. Town hall meeting next time. Joyce stated some people need personal communication since they do not do email. Chris stated it is on the website and some owners are given hard copy of the emails sent.

#### New discussion on lots:

Chris stated 285 lots, some lots are fused or contiguous. 50 not sold, 158 lots getting dues paid. Chris is working with attorney to get paid. Have to re-possess, expensive proposition. After paying all the fees, not including attorney fees, a loss for HOA. Chris sent letters to 33 homeowners offering amnesty, only 2 takers. She found an attorney in Tijuana to process repossessions. If any owner wants to give their lot back, quitclaim offer to take back lot. Some owners can't sell, owe too much on the lot.

Lots in litigation. Scott stated when they sell those lots, they will pay dues on them. Chris stated the lots that went to the attorneys, they should pay the dues on those lots. 15 total lots in litigation, 4 to 5 under attorneys' names. 50 other lots have not paid dues.

#### New discussion on roundabouts:

George stated we should eliminate watering to planters being planned. That will lower the cost, less maintenance. Do artwork, sculptures, not have to tie into meters of homeowners. Val asked George to work on these projects.

Joyce added we should ask local artists to donate and advertise. Paul likes the combination of all of the above.

Chris stated the map has a total of eight, can cut back on the number. It is really a traffic issue. Val stated it is a water flow problem, look at potential for damages.

George will work with Tim for cost estimate. Chris stated each roundabout was an eight-foot circumference, \$95 each with pipe, the meter is \$45. George and Tim will talk to Jorge and other builders of ideas and estimates. Val does not want to have them all the same.

Terry McCullough – He appreciates all the work and effort of the board. He asked questions regarding his building on his lot. Scott told him to contact him.

Next meeting: December 1, 2018.

Motion to Adjourn Made – (George/Chris) Ayes 5 – Meeting Adjourned 9:48 a.m.

Minutes prepared by Pamela Swanson

Minutes approved by:

Val Ell, President

(Date)