



# 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

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### Minutes for November 26, 2016 HOA BOD Quarterly Meeting

Location: Playa de Oro Lower Pool Palapa  
Call to order: 9:00am

Attendees: BOD Members – Wayne Arnesen, Chris Cox, Paul Easley, Sharon Rhodes (via cell phone.) Absent – Jon Zimmerman, Greg McKinney

HOA Members – Carol Keller, Scott Parkman, Don Koontz, Vicki Davenport

Meeting called to order by President Arnesen at 9:00 a.m. Audience members were reminded to turn off or mute electronic devices.

Motion to Approve October 1, 2016 minutes – Motion made (Easley/Cox); Ayes 4

The Board formally accepted Greg Tiwald's resignation and made a motion to appoint Jon Zimmerman as Treasurer for the remainder of the term – Motion made (Rhodes/Easley); Ayes 4

Ratification of action taken via November 10, 2016 email discussion to authorize repairs to the pool equipment buildings (concrete flooring and shelving.) Flooring was repaired and shelving is in process.

Ratification of action taken via November 16, 2016 email discussion to purchase pool covers and reel for pools. The immediate concern is the dirt in the pool from winds. Cover and reel for lower pool was installed November 25<sup>th</sup> and Oscar will monitor pool temperature.

Ratification of action taken at November 24, 2016 meeting (attended by Arnesen, Cox, Easley and Rhodes) to discuss the heating of the spa. Jeremy Blinkovitz from Baja Battery provided information regarding the cost to continue to heat the spa and pools using propane. Board authorized the purchase of heat pump, reducing the need for propane. Order has been placed and deposit will be made during the week of November 28, 2016.

Motion to approve September monthly financial report (October report is not complete) - Motion made (Cox/Easley); Ayes 4

#### Committee Reports

- Pool Committee (Paul)

President Arnesen expressed appreciation for the work of the committee. The pool committee has been very active and Paul reported the updates and improvements made at the pool areas. Buildings have been painted and repairs have been made to the equipment



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building. Pool covers were ordered and are now being installed. One more reel needs to be ordered.

The committee needs to figure out when the covers need to be on and off. Further, it should only be Oscar or one of the guards handling the covers. Signage will be needed so people don't try to take the covers off themselves.

Motion lights have been replaced and some additional lights were installed. There are some additional electrical and lighting issues that will be addressed.

Self-closing hinges were installed on all gates, along with latches. New signs were ordered and installed.

- Maintenance Committee (Paul)

No known maintenance issues have been reported to Paul.

- Architectural Review Committee (Jon) – No report.

Chris stated that Jon has met with Jim Greene and is in communication with owners regarding exterior work (wall.)

- Social Committee (Sharon)

Sharon said that the committee will resume meetings in January but that activities continue! The Arevalos started the "wine at the palapa" and hopefully it will continue. Val Ell is working with La Vaquita on a community craft project and details will follow. The next "social" event will probably be an educational meeting. Jeremy Blinkovitz from Baja Battery has been asked to do a presentation to homeowners interested in solar power. We also have plans to provide information related to health insurance and emergency care options available in Mexico.

- Security Committee (Greg Mck) – No report.

Chris stated that Greg attended the San Felipe North Campos community meeting in town on November. Discussion was held regarding the police presence in the campos. There seems to be a positive impact on the program.

### New Business

- Update on HOA status with SAT (Hacienda) – Chris reported that the HOA has finalized the process for a new electronic signature and all reporting will be brought to current status by the HOA accountant.



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- Discussion on resort fee proposal – Sharon provided the Board with a discussion paper (copy included with these minutes) regarding the concept of adopting a resort fee. Fee of \$30 per house, per 21 day period; \$60 for 22 day to 42 days (6 weeks.) Discussion was held about the determination of short-term vs long-term renters. Consensus was that the fee will be assessed on renters of less than 6 weeks. Sharon will create the structure of implementation, including notifying the property managers. After a yet to be determined trial period, the board will reevaluate the process.
  - Approve Resort Fee, effective January 1, 2017 – Motion made – (Rhodes/Easley); Ayes 4
- Approve 2017 HOA Dues Schedule – In May 2016, HOA membership approved a dues increase effective January 1, 2017. The HOA dues for an improved lot will be \$1,020 annually (\$255 quarterly) and unimproved lot will be \$748 annually (\$187 quarterly.) Motion made – (Cox/Easley); Ayes 4
- The board has scheduled its next quarterly meeting for Saturday, March 25, 2017. The HOA annual meeting is scheduled for Saturday, May 27, 2017.

### Old Business

Sharon updated the board on the results of CC&R rules enforcement efforts. 3 owners were notified of non-compliance and given 30 days to comply. One owner complied immediately, one complied within the time frame and one owner has not complied (that owner has a tenant that has caused the non-compliant action.) The non-compliant owner has been sent and invoice for the fine assessed.

Further, if members have concerns about violations, they will be requested to submit their complaint to the board via email so we have some documentation to begin the process.

Motion to adjourn made – (Cox/Easley) and meeting was adjourned at 9:42 am.