

**MINUTES OF THE EXTRAORDINARY GENERAL ASSEMBLY OF MEMBERS,
ASSOCIATION OF DESCANSO HOMES A.C.**

Being the nine hours of May 25, two thousand thirteen in accordance with the provisions of Articles 16, 17, 18, 20, 24 and 29 of the Statute that governs the Association, and according to the call dated April 24, 2013, meeting in the club house facilities of the Association, located in Privada Mezquite, number K-3, the Fraccionamiento El Descanso, municipality of Playas de Rosarito Baja California, was conducted Extraordinary General Assembly of Associates DESCANSO HOMES AC, which is done under the following agenda:

1. Legal Quorum Statement Assembly and Installation.
2. Appointment of scrutineers.
3. Reading and approval of agenda.
4. Reading and Approval of Minutes of Previous Assembly.
5. Report on the activities of the Board of the period September 2012 to May 2013.
6. Presentation and Approval of the Financial Report by the Treasurer, for the period September 2012 to April 2013.
7. Presentation and Approval of 2013 Budget.
8. Projects to develop at Descanso.
9. Application and Approval of amendment to Articles 9, 20, 41 and Leases Regulations Statute of the Association.
10. Conformation of the Pets Committee.
11. Commissary Report.
12. Tracking Assembly Agreements and Requests to PROMOCASA
13. General themes.
14. Designation of Officers and Closing of the Assembly with Respective Minutes survey.

FIRST ITEM ON THE AGENDA: QUORUM OF LEGAL DECLARATION AND INSTALLATION OF ASSEMBLY. - At this point, will be led by Mr. Sergio Ramirez, because of the absence of the President of the Board, for her resignation, as will be discussed forward. The Assembly has proposed Mr. Oscar Guerra Peraza, who presides over this act, declaring this proposal unanimously.

Mr. Oscar Guerra Peraza, President of the Assembly, for the knowledge that the call is forwarded promptly to the terms established in the statute establishing the Association, within which established the first call in about nine hours, declaring void because there is no quorum, the second call in about nine-thirty pm, declaring void for lack of quorum, and taking out a third call in about ten o'clock.

In the third call, the President of the Assembly certifies the assistance of members to the Assembly, who according to the records of attendance, signed at the time of the third call are present 24 members, who are current on payments of their dues. There were opportunities for partners to any past due, to make the payment prior to the beginning of the meeting.

The President of the Assembly, based on certifications made according to the above mentioned, certifies and notes that there is a legal quorum to conduct the meeting and, as a result of the foregoing, the President of the Assembly declared itself legally installed.

SECOND ITEM ON THE AGENDA: APPOINTING SCRUTINEERS. - The president of the Assembly, asks attendees Associates, appoint two scrutinizers for legal purposes such designation contracts.

Intending among those present to Mr. Pedro Meneses and Mr. Jerome Kocher, in the presence of the Assembly agree to such appointments and accept the position that gives them.

THIRD ITEM ON THE AGENDA: READING AND APPROVAL OF AGENDA. - In this section, the President of the Assembly, was reading the agenda, which was adopted unanimously by those present, there being no comments or objections.

FOURTH ITEM ON THE AGENDA: READING AND APPROVAL MINUTES OF THE PREVIOUS MEETING. - The Secretary of the Board Eve Duran, reported to the Assembly the minutes of the previous regular meeting held on September 15th 2012, asking the members present, manifest if there have comments or objections in this regard, so that the tellers inform the President of the Assembly, once the voting on it, received a total of 24 votes in favor to approving the document that realized the assembly and zero votes against; exposed foregoing, the General Assembly adopted the following resolution:

AGREEMENT 1-AGE-2013 (25/05/2013). - The General Assembly of Descanso Homes Civil Association accordance with the powers conferred by the statutes of incorporation, by unanimous vote, approved for all legal purposes that may be required, Assembly Minutes of the regular meeting previous, on September 15th, 2012.

FIFTH ITEM ON THE AGENDA: REPORT OF THE ACTIVITIES OF THE BOARD OF DIRECTORS OF THE PERIOD SEPTEMBER 2012 TO MAY 2013. - The President of the Assembly, read the report of activities previously been sent electronically as an attachment (attached A), to the notice, which is issued by the Board in compliance with the provisions of Article Forty-First point i) of the Bylaws, highlighting mainly concerning administrative activities, security activities, and gardening maintenance actions, design and architecture committee, shares the clubhouse, and other actions, performing a detailed explanation of how detailed each of the actions taken by the Board in the period under review.

Commenting Mr. Nick Benetic, which is not according to the report presented, so that the President of the Assembly, having noted that no more comments or objections to the report of the activities of the board for the period September 2012 to May 2013, and the tellers once inform the President of the Assembly, which held that vote, there were a total of 23 votes in favor of approving the document that realized the assembly and one vote on against; Exposed foregoing, the General Assembly adopted the following resolution:

AGREEMENT 2-AGE-2013 (25/05/2013). - The General Assembly of Descanso Homes Civil Association, pursuant to the authority conferred by Article Nineteenth paragraph b) of the statute establishing, by majority vote, approve the report which yields the Board on the activities of the period September 2012 to May 2013.

SIXTH ITEM ON THE AGENDA: SUBMISSION AND APPROVAL OF FINANCIAL REPORT BY THE TREASURER OF THE PERIOD SEPTEMBER 2012 TO APRIL 2013. - The Board Treasurer Sergio Ramirez says that delivered electronically as an attachment the Association's financial status for the period September 2012 to May 2013, also in this act to all present delivers the report of the financial condition of the aforementioned period, explaining in detail to the present information on revenues and expenditures of the period to report; the same way the detail of accounting and financial movements of the Association in the period from September 2012 to May 2013, highlighting the report of Banks, bank reserves, and current debt on account of overdue, emphasizing this last item, which is the reason for which the meeting is being requested statutory modification, to abate Associates performing loans debtors in their dues, and thus be capable of executing quick recovery of those debts through courts.

Commenting on this item Mr. Eli Barak, explaining the difference in reporting between the months of February to April, question that is answered by the Treasurer, explaining that such a difference is by purchasing an industrial truck to support Fraccionamiento security, to monitor the entire subdivision. This was because of the problem of the last robbery happened. The car was purchased in the amount of \$3,400.00; questioning Mr. Nick Benetic, that previously bought a battery car which had many flaws , in this situation, why they bought another electric car? answering Mr. Sergio Ramirez, because they are more practical and less expensive repairs than a gasoline car; Mrs. Sophia Espinoza

commenting that always see which ones are the best investments for the association because it is better than the equipment purchased cost a little more but this more functional. Commenting Mr. Douglas Alderson commenting that now have evidence that the finances are better than the previous administration.

Declaring who presides the Assembly not having comments or objections to the report submitted by the Treasurer of the Board for the period September 2012 to April 2013, and the tellers once inform the President of the Assembly, which made the vote, there were a total of 23 votes in favor of approving the document that realized the assembly and one vote against; Exposed foregoing, the General Assembly adopted the following resolution:

AGREEMENT 3-AGE-2013 (25/05/2013). - The General Assembly of Descanso Homes Civil Association, accordance with the powers conferred by Article Nineteenth Paragraph b) of the statute establishing, by majority vote, approve the report which yields the Board on the activities of the period September 2012 to May 2013.

SEVENTH ITEM ON THE AGENDA: PRESENTATION AND APPROVAL OF BUDGET 2013. - The Board Treasurer Sergio Ramirez, preceded to explain in detail to the general assembly, the budget for 2013, which as an attachment to the notice was handed to each and every one of the partners (attached c), being very explicit Mr. Sergio Ramirez, in each d of the concepts that make up the budget and solving the questions exposed by the members present.

Commenting by Mr. Francisco Rodriguez, that the expenses up a certain amount, should consult the assembly so that they can make a comment that was followed in the same direction by Mr. Eli Barak and Maximilian Ruelas, proposing Mr. Sergio Ramirez, who in this act should set an amount from which the assembly seeking authorization to be able to make that expense, purposing the amount of \$25,000.00 pesos., so that the Assembly in this regard takes the unanimous agreement the expenses exceeding the amount established above shall be consulted before undergoing assembly.

Therefore, the President of the Assembly, having noted that no comments or objections to the proposed budget, and the tellers once inform the President of the Assembly, which held that vote, there were a total of 24 votes to approve the document that realized the assembly and zero votes against; Exposed foregoing, the General Assembly adopted the following resolution:

AGREEMENT 4-AGE-2013 (25/05/2013). - The General Assembly of Descanso Homes Civil Association, accordance with the powers conferred by statute establishing, by unanimous vote, approve the budget presented for the year 2013.

EIGHTH ITEM ON THE AGENDA: PROJECTS TO DEVELOP IN EL DESCANSO. - The President of the Assembly, made the exposure of improvement projects to be developed in the second half of 2013, by the Association. Thanking employees of the Association for their hard work and dedication, in each of the projects undertaken by the Association, stating that the projects being developed are:

- Enable the bridge over to Primo Tapia
- Installation of 2 posts more, to improve the safety of the canyon.
- Put grass on the sandy area next to the Clubhouse.
- After creating the pet Committee, conditioning the area and put the dogs in the orchard area.

Commenting generally enabling of the bridge is an excellent project for the community of associates.

NINTH ITEM ON THE AGENDA: APPLICATION AND APPROVAL OF AMENDMENT TO ARTICLES 9, 20, 41 AND ACCESSION OF ARTICLE 61, AND CHANGES TO AND REGULATION OF THE STATUTE OF THE ASSOCIATION. - The President of the Assembly , as concerning this point of the agenda , informed the members present of the need to change certain points of the statutes of the association, which currently represent a problem, such as the associated debtors in the payment

of maintenance fees and security and Associates who are renting houses or rooms as analysis derived statutory regulations of the Association, shows that the following articles , it is feasible to be reformed so that the Association is able to achieve their goals and objectives, requiring expeditiously in the judicial or extrajudicial debiting the Debtors Associates, and thus be able to fully implement the object or social order , since the date for the most ever are the same partners who are in arrears from the constitution of the Association, and therefore the number of partners is fulfilling its obligations to those resources that provide services to the entire community of co-owners. Highlighting the President of the Assembly, that the terms in which it intends to amend the regulations statutory, was sent electronically to each of the co-owners so attached to the notice of this meeting, we don't have been received comments or proposals regarding. Likewise, history and how the President of the Assembly, states that the special general assembly dated September 25, 2010, formalized in 1379 volume notarized 108.012, established the rules for leases, which in consideration of the board and requests by property owners that make up the division, made necessary changes to it.

Once exposed and discussed the proposed changes, so that the President of the Assembly asked the audience if there were any comments or objections about it, and if not asked to make that vote tellers. And once the tellers inform the President of the Assembly, which held that vote, there were a total of 24 votes in favor of approving the document that realized the assembly and zero votes against; Exposed above, the General Assembly adopted the following resolution:

AGREEMENT 5-AGE-2013 (25/05/2013). - The Extraordinary General Meeting of Descanso Homes Civil Association accordance with the powers conferred by the statutes of incorporation, by unanimous vote, approved the amendments to Articles 9, 20, 41, adhesion of the sixty-first article of the statutory structure of the association and the amendment to the regulation of leases association status, changes that are made to the terms described below to be as follows:

Ninth article is as follows:

NINTH. - ARE DUTIES AND RIGHTS OF THE ASSOCIATED:

A)cover with punctuality all the ordinary and extraordinary fees that are determined by the general assembly, and in case of the unfulfillment here stipulated, the general assembly, empowers the directive assembly to realize the following procedure:

- 1) When a condominium does not pay the determined fees on the indicated term for its payment, they should pay a late fee equivalent to 15% over the principal debt, same that will be calculated since the incursion in delay until the date of the total liquidation of the debt.
- 2) It empowers the directive assembly of the association, so that at the moment that the associate incurs in delay, to carry out a session with the members of this one, same that will have as object to establish the amount of the debt of the associates that have incurred in delay, for such effect it will be issued a statement for each one of the associates that have incurred in delay, same that will contain the name of the associate , nomenclature of the estate that has generated the debt, period of the unfulfillment, president , secretary or treasurer of the association, the minute that is taken with the purpose of the session of the directive board, will be protocolized before public notary, annexing the statement that is issued for such effect, same that will acquire the title of executive for its collection, on terms of article 63 of the law over the property regimen in condominiums of real estate for the state of Baja California.
- 3) In case of delay of joint owners, the directive board of the association, will proceed in an independent way for the legal actions that will take place, to instruct the surveillance committee, to suspend the services that are given by the administration and that are found to be considered inside the maintenance expenses, the before, independently of the sanction that the creditor obtains, the condominiums for the reason of its unfulfillment of the payment, foresee on the statutory regulations.
- 4) With independence on the previous points, in case of delay of the joint owners of (5) five or more monthly payments for concept of maintenance, will be creditors of the suspension of the rights of use, enjoyment and pleasure of the club house and its installations that are contained.

Twentieth article is as follows:

TWENTIETH. - THE EXTRAORDINARY GENERAL ASSEMBLY WILL JOIN, IN ANY TIME, ACCORDING TO THE NEEDS OF THE ASSOCIATION, **ESTABLISHING THAT IT SHOULD SUMMON AT LEAST 15 NATURAL DAYS PREVIOUS TO THE CELEBRATION**, AND WHICH WILL HAVE AS OBJECT TO NEGOTIATE THE FOLLOWING MATTER:

- a) ANTICIPATED DISSOLUTION OF THE ASSOCIATION; ---- ...

Fortieth first article is as follows:

FORTIETH FIRST. - ARE RESPONSABILITIES OF THE DIRECTIVE BOARD:

- a) To represent the association and direct the social businesses, inside the limits that are derived by law, these statutes and agreements of the general assembly.
- b) To fulfil and make fulfil the legal agreements decreed by the general assembly.
- c) To dispose of the funds of the association for the achievement of its purpose.
- d) To name commissions or committees or the execution of the agreements that takes the general assembly and for related matters with the object of the association that considers convenient.
- e) Refer to the associates a biannually bank statement that will be handed over by the treasurer, in wich it will be stated the existence of the funds and expenses distributed in the month.
- f) Formulate an annual balance and submit for consideration to the general assembly.
- g) Formulate bank statements for each one of the associates that have incurred in delay, same that will contain the name of the associate , nomenclature of the estate that has generated the object , period of unfulfillment, and will be signed by the president , secretary and treasurer of the directive board; whom, will acquire the quality of the title of executive for the collection, in terms of article 63 of the law over the regimen of the property in condominiums real estate for the free and sovereign state of Baja California.
- h) Summon for general assembly
- i) To have the books of the association
- j) Yield to the general assembly a report over the realized activities during the social exercise.
- k) Admit new associates, such as the exclusion of the associates.
- l) Create new organs with functions of execution and surveillance.
- m) In general, all those that confer with the law and statutes.

Seventieth first article is as follows:

SEVENTIETH FIRST. - The unfulfillment from one of the associates to the disposed on the constitutive statutes of the association, empowers the president of the directive board to impose the following sanction:

1. First incident. - Warning without penalty
2. Second incident. - Warning of the economic penalty
3. Third incident. - \$10.00 dollars a.m. (ten dollars a.m. 00/100)
4. Fourth incident. - \$ 25.00 dollars a.m. (twenty-five dollars a.m.00/100)
5. Fifth incident. - \$ 50.00 dollars a.m. (fifty dollars a.m. 00/100)
6. Sixth incident. - Suspension and separation of the association from the assembly.

When an associate covers the assigned penalty, they will return to initiate point one: the warnings.

Regulation for Leasing is as follows:

----- **REGULATION FOR LEASING AND COMMODATUM** -----

1. it is considered as a tenant any third external, which uses the residence of any joint owner, that it is not the owner or trust beneficiary, independently that it is between a lease or commodatum agreement.

2. The joint owner (s) will be total and absolutely responsible for the actions that the tenants realize while they are inside the development, as if they were he.
3. All joint owner, is obligated to notify by writing to the administration office of Descanso Homes, A.C., located in the club house, that their house, is given under a lease or commodatum, having to provide in the petition that is indicated, the name of the tenant that will be in charge or responsible.
- 4.- The owners or trust beneficiaries, should fill and sign the pre-established form and send it by electronic mail or by fax to the electronic address of the association in a simultaneous way hand out the original, to the administration office of Descanso Homes, A.C.; if the mentioned form is not properly filled, and signed by the responsible tenant, the access of the tenant into the development will be denied. Establishing as indispensable information the telephone numbers of the house and cellular or of localization to be able to contact you in an immediate way in case of being necessary.
- 5.- Not any person, either tenant, commodatum or guest will be able to access the development without the described form in point 4, previous being received by the association with a minimum of 48 hours previous to the arrival of the mentioned person.
- 6.- It is established as a maximum six persons that will be able to spend the night in the same residence, talking about 2 bedroom residences and ten people the residences that count with 3 bedrooms.
- 7.- All the tenants and guests will receive a vehicle pass, same that will count with an expiration date, and should maintain on the windshield of their car at all time.
- 8.- There will be a maximum of three cars per rented house or in commodatum that will be able to enter the development. Two cars should be parked inside the garage and only one in the space for the visitors parking of the respective area.
- 9.- It is not allowed to park in the interior streets of the development. The cars that park in those areas will be towed away by a tow truck from a private service, in his care. There will be no warnings or previous, or before, or following of the mentioned act.
- 10.- There will be granted temporary and normative passes for the pool access, same ones that will not be able to exceed from four persons by day per stay.
- 11.- It is not allowed to have loud music that can be heard from the outside of the house in question, nor excessive noise or at any hour scandalous parties after the twenty-two hours.
- 12.- Minors of sixteen years old will not be able to access the club house, without supervision of an adult, if there is no supervision the minor will be asked to move away immediately.
- 13.- If any tenant does not follow the rules, he will receive one only notification. The second notification will have as a consequence the evacuation of the condominium, with the help of a municipal public force.
- 14.- With independence of the forecast on numeral 4 precedent, the joint owner that lessees or of a commodatum of its property it is obligated to register before the administration office of Descanso Homes, A.C., the contract that celebrates your habitable house on the book of respective register that the administration handles for such effects.
- 15.- If any joint owner, that is leasing or has a commodatum for their habitable house, should establish in the contract that for such effects to celebrate, the following clauses : “ the lessor and/or commodate, in case that incurs in delay of payment of the maintenance fees for a period of 3 months or more , we empower the legal representative of the association Descanso Homes, A.C. , so that in my name and representation turns to the correspondent court in quality of third , to demand the anticipated termination of the respective agreement”.
- 16.- With the independence of the precedent point, in case of the delay joint owner of three (3) or more monthly payments for concept of maintenance fee, that is found leasing or in commodatum, the habitable house, the tenants will be creditors of the cancellation of the right of use, enjoyment and pleasure of the club house and its installations

that conform it, joined to , will only be able to access in a pedestrian way, having to leave their car outside of the development and under their responsibility, the cars that arrive the guard house of access to the development.

17.- The present agreement will enter in vigor, the following day, that it is approved by part of the joint owners of the extraordinary general assembly.

TENTH ITEM ON THE AGENDA, PET COMMITTEE CONFORMATION. - The President of the Assembly, on the Agenda, exposes that is necessary to regulate the obligations of persons who own or have under their care, pets like dogs or cats in El Descanso, a considerable number of co-owners have asked the Board to regulate this activity, so it is necessary to form the Pet Committee. The President asked those present Associate interested in being part of the Committee; announce it to carry out the vote and elect committee members. HOA received electronically letters from three associates interested to integrate this committee: Arias Xanath House H-10, Yadira Ramirez of the A-28 and Mark Swirsky E-3. The Assembly President, informed that among the obligations and responsibilities under the Committee will be the preparation, elaboration and regulation of pet training once it was edited, will be presented to the HOA Board for approval. Once approved it will be delivered to each of the Homeowners written and electronically.

Manifesting in this event also intends to form this committee Maximiliano Ruelas, Oscar Cobian and Douglas Alderson. So the Assembly President makes a stand that there were no objections in face of the proposals and postulation of: Xanath Arias, Yadira Ramírez y Mark Swirsky, Maximiliano Ruelas, Oscar Cobian and Douglas Alderson so they conform the new pet Committee and the tellers inform: that there were 24 votes in favor to approve that the committee keeps, at the actual voting and there were no votes against it; therefore the General Assembly adopted the following resolution:

AGREEMENT 6-AGE-2013 (25/05/2013). - **The General Assembly of Descanso Homes, accordance with the powers conferred by the Nineteenth Article Subsection e) of the statute, stablishing: by unanimous vote, approved the formation of the pet Committee which shall consist of Xanath Arias, Yadira Ramirez, Mark Swirsky, Maximilian Ruelas, Oscar Cobián and Douglas Alderson, who are entrusted with the task to prepare, develop and shape the pet Rules, once made the regulations; they will be presented to the Board of the Association for its respectively approval, and once finished the Board will be published to the community of co-owners.**

ELEVENTH ITEM ON THE AGENDA, COMMISSARYS REPORT. - Mr. Pedro Meneses, Commissioner of the Association, gave his report, giving a detailed explanation to the Assembly, the state of the Association, noting that the Association has a degree of compliance reasonable in major budget issues, accounting, financial and operating in the period from September 2012 to May 2013, in compliance with legal and statutory rules and regulations by the Board of Directors of the Association.

TWELFTH ITEM ON THE AGENDA, MEETING FOLLOW-UP AGREEMENTS AND REQUESTS TO PROMOCASA. - At this point, the President of the Assembly, explains that at a previous meeting with PROMOCASA, pledged to perform the services that are pending in the third bimester of 2013.

THIRTEEN POINT AGENDA, GENERAL. - The Secretary of the Board, reports that by the resignation of the President of the Board Deborah Salimi, dated May 18, 2013, for personal reasons, explains the need to have a President who represents the Association in all legal acts and each of the duties and powers granted to the position, who will take over from the day of May 25, 2013, to September of the current year, date to be elected at an ordinary meeting President who shall serve for a period of two years. Is proposed, and running as a candidate for the Presidency of the Board, Mr. Oscar Guerra Peraza, Associated and Homeowner of the Residence No. A-28, who have the requirements for this position.

No comments or objections to the proposal and nomination of Mr. Oscar Guerra Peraza, to be President of the Board of Directors of the Association, the Scrutineers reported the result, there were 24 votes in favor and zero votes against, the General Assembly approved the following resolution:

AGREEMENT 6-AGE-2013 (25/05/2013). - The General Assembly in Descanso Homes, pursuant to the authority conferred by Article Nineteen Paragraph c) of the statute establishing, by unanimous vote, approved the appointment of Mr. Oscar Guerra Peraza, as President of the Board of Directors of the Association, by who shall from this day May 25, 2013, to September of the current year, with all the duties and powers under article Forty-Three of the Statute Constitutive, especially giving it the power to open and close bank accounts for the deposit of the funds obtained from the maintenance and management fees or other income for the fulfillment of the purposes of the association.

Mr. Oscar Guerra Peraza, gratefully accepted by the community of co-owner's present, for the trust placed in him, stating that it will play forever attached to statutory and legal standards to get the best conditions for the Association.

The Secretary of the board of directors exposes, the need to integrate a co-owner to the Board, to occupy the position of Vocal vacancy by Oscar Guerra Peraza, asking attendees who were integrated nominate for this position, stating the Mr. Eli Barak, the intention to participate in the Board.

There were no comments or objections to the proposal and nomination of Mr. Eli Barak, to be appointed as Member of the Board of Directors of the Association Descanso Homes AC, the Scrutineers report that they received 24 votes in favor and zero votes against; Exposed above, the General Assembly adopted the following resolution:

AGREEMENT 7-AGE-2013 (25/05/2013). - The General Assembly of Descanso Homes, accordance with the powers conferred by Article Nineteenth Paragraph c) of the statute establishing, by unanimous vote, approved the appointment the Mr. Eli Barak as Board member, replacing Oscar Guerra Peraza, position he held from today May 25, 2013, to September this year, with all the duties and powers conferred office.

FOURTEENTH ITEM ON THE AGENDA, DESIGNATION OF DELEGATES AND CLOSURE OF THE MEETING WITH THE RESPECTIVE RECORD LIFT. - No more issues to deal with, being 12:15 am on 25 May 2013 was adjourned Assembly, providing the time necessary to formalize the Minutes, and append the reports that were received and approved in this meeting and corresponding attendance lists. Also, appointed as delegate of the General Assembly: Attorney, Julio Menendez Sanchez, to perform the process of protocolization and registration with the "Registro Público de la Propiedad y del Comercio" Office, in Playas de Rosarito, BC.

CLOSING

With the Agenda finished, the Minutes is produced, which is signed by the President of the Assembly, Treasurer of the Board, the Commissar and the scrutineers appointed.

Oscar Guerra Peraza. President of the Assembly. -

Eve Duran - Secretary of the Board. -

Sergio Ramirez - Board Treasurer

Pedro Meneses – Surveillance Committee

Jerome Kocher - Scrutineer