



GENERAL ASSEMBLY DESCANSO HOMES, A.C. MINUTES MAY 23, 2015

1) LEGAL QUORUM STATEMENT AND INSTALLATION OF THE ASSEMBLY.

Mr. Sergio Ramirez De la Mora, in the absence of the President of the Board, due to resignation, as discussed below, He said that in his capacity as Treasurer will lead this event, attendees unanimously manifesting such proposal.

2) APPOINTMENT OF SCRUTINEERS AND, COUNTING ATTENDEES.

We established a legal quorum of 19 (at the beginning of the meeting, more joined as the meeting continued - Total 37 Associates), with the help of Sergio Dominguez y Pablo Bravo Home owners who volunteered to be the scrutineers for the meeting.

3) AGENDA READING AND APPROVAL.

The Agenda was approved by 100% of attendees.

9) INTRODUCING THE SECURITY COMMITTEE, AND PROJECTS.

Sergio Ramirez introduced our new head of security, Dr. Rolando Valenzuela. (We jumped forward on the agenda because Dr. Valenzuela had to leave early for an appointment).

A homeowner asked about why police are not within our property line. Francine West answered that it is due to a vote that was previously taken at a general assembly meeting more than a year ago, at that time; the Home owners voted they did not want a police presence in Descanso Homes.

Note: Was voted the approval to continue working with the Commercial Police. The scrutineers counted the votes, 100% approve and agree with the presence of the Commercial Police.

Someone asked if we could now have police patrolling our community and Sergio Ramirez said we can but it will cost approximately \$ 1,000 per month additional.

Antonio Pasten (HO) asked if we can ask Santana to help pay for the extra security since the police would also be watching their property. Sergio Ramirez stated that we are negotiating with them.

Another HO asked if we can use the police within each privada, and Sergio Ramirez responded that is not convenient, let's try first outside and on the boulevard.

Note: Was voted the approval for the entry of Commercial Police Officer to the Boulevard for security monitoring, as well as for enter to the Privadas in case of an emergency / contingency. The scrutineers counted the votes, 100% approve and agree with the entry of the Commercial Police Officer.

Dr. Valenzuela stated that we currently have 7 guards; 3 in the day and 4 at night, and that we need to hire one more guard so that we have 4 in the day and 4 guards at night. He mentioned 2 incidents that happened (January & March) as reasoning why we need an extra security guard; a man with a gun who was found at the back gate outside our community. He is the son of a known wrongdoer in Primo Tapia. And the person who robbed two houses in Privada Amul was finally caught and arrested. A vote was taken regarding hiring an additional guard, bringing the total to 8 guards. *The scrutineer counted votes and it was 100% YES for hiring an additional guard.*



Security lights have been installed on the north and south side of the community and in a few weeks will be installed more lamps.

Sergio Ramirez mentioned that our security guards are among the best paid in the region.

The police car we have on property is on loan from the City of Rosarito. In case for asking for the police car back, we have asked for the use of a car with a police logo (and will put our Descanso Homes logo on it as well). The added car may be at a cost of approximately \$ 3,500. *A vote was taken for the purchase of an additional cart and the scrutineer counted 100% of the votes as YES.* The Home owners Maximiliano Ruelas and Ruben Gonzalez, immediately donated \$1,000 pesos each one towards a new car for security.

A Home owner noted that only every other street light is on at night on the boulevard. Sergio Ramirez said that this decision was taken by PROMOCASA in order to save money on electricity. Javier from Promocasa said that he would see that we get those turned back on.

4) PREVIOUS ASSEMBLY MINUTES READING AND APPROVAL.

The President of the Assembly Sergio Ramirez asked if Home owners would prefer us to read the notes from the last General Assembly (September 13, 2014) or allow them to read it themselves within the agenda provided to them. *Home owners chose to read it themselves, the scrutineers counted 100% of the votes; the Previous Assembly Minutes was approved.*

5) BOARD ACTIVITIES REPORT, PERIOD OCTOBER 2014 TO MAY 2015.

There were no objections or comments, *the scrutineers counted 100% of the votes; Board activities report was approved.*

6) FINANCIAL REPORT BY THE TREASURER, OCTOBER 2014 TO APRIL 2015 PERIOD, PRESENTATION AND APPROVAL.

Sergio Ramirez invited all Home owners to read last year's financial report within the agenda and asked if anyone had any issue or concerns. There were no objections or comments, *the scrutineers counted 100% of the votes; Financial Report by the Treasurer, October 2014 to April 2015 period was approved.*

7) 2015 BUDGET PRESENTATION AND APPROVAL.

There were no objections or comments, *the scrutineers counted 100% of the votes; 2015 Budget presentation was approved.*

8) PROJECTS TO PERFORM AT DESCANSO.

Sergio Ramirez mentioned that any profits at the end of the year are considered 'remnants' in a 'nonprofit' community and that they should be used to benefit the community with input from HO's. It was also mentioned that it is beneficial to keep a reserve in our budget/finances for any future emergencies or proposed projects needed.

10) INTRODUCING THE LANDSCAPING AND MAINTENANCE COMMITTEE, AND PROJECTS.

Sergio Ramirez introduced one of our HO who has stepped up to take on a new role as the head of Landscaping/ Maintenance. His name is Dr. Sergio Dominguez.

One Home owner from Cactus mentioned a large hole behind her home that collects water (when Home owners hose down their patios or there is a heavy rain). She mentioned that the hole has existed and been problematic for years, drawing mosquitoes and stagnant water. The association has dealt with it by sending maintenance employees to 'bail' out the water with large buckets. Javier said that Promocasa would address it immediately and use either large rocks/boulders to divert the water coming downstream and/or use a gas pump to get the water out. Antonio Pasten home owner volunteered to help him.



11) PROMOCASA REPORT.

Javier of Promocasa was introduced.

Last year there were 43 homes left to sell, and 8 were sold in 2014. There now are approximately 23 homes left to sell. They expect to sell another 9 homes by the end of 2015.

A couple of Home owners complained of leaky roofs and have been repeatedly repaired but the roof's still leak. Javier invited the HO's to meet with the HOA where an arrangement can be made to fix their roof.

The roofs on the existing homes to sell have been repaired with the only remaining homes to repair are in Privada Chopo.

By the end of June or July, Promocasa and Santana will have a road completed that will allow Descanso homeowners direct access from our community to the libre road.

Javier said that the development will be in 'mint condition' when turned in to the City of Rosarito (the main boulevard). Promocasa has given the 'green area'/'Free Loan" letter to the HOA.

The monthly HOA board meetings will now be held in the Promocasa sales office Privada Samara J-4. There is a large table/room in which we can conduct our meetings. The existing room in our clubhouse will once again be the exercise room, with the exercise equipment returned to that room from the living room area in the clubhouse.

The survey monkey, emailed to all Descanso HO's, can be finished and completed by inputting the Home owners name and info, rather than giving out information of another person.

Clubhouse

A new location has been suggested by Promocasa; the bare unlandscaped area behind the present clubhouse. This new clubhouse will house the following:

- A small grocery store/deli
- Gym
- Terrace
- All purpose room with kitchen (for Home owner's private parties/meetings)
- Sales Office
- HOA meeting office

Proposed completion will be by the end of 2015.

One Home owner suggested a new Jacuzzi be housed in the new clubhouse.

Next year (2016) will begin the 20-30 new townhomes beyond (east) of the tennis court/basketball court. They will have their own swimming pool, corresponding to the last Privada of the original project.

12) TITULAR COMMISSARY PEDRO MENESES REPORT.

Sergio Ramirez invited HO's to read the letter of our Comisario Titular, Pedro Meneses on page 21 of the agenda.

13) GENERAL.

Jesus Trejo Home owner was introduced by Sergio Ramirez. He would like to propose that every home have the exact same HOA fee. He used to own a 2 bedroom home and then purchased a 3-bedroom home. He then came to find that the HOA fee was quite a bit higher. He does not agree with the HOA fee differing from home to home based on the size of the lot. He believes that every home receives the same services (security, maintenance, etc.) regardless of the size of the lots. A lot of Home owners spoke up and the consensus was that it was fair that the fee adjusts depending on the lot size. Sergio Ramirez mentioned that it was a legal matter of ownership, established by the Civil Code of Condominiums Regime of Rosarito city.



Sergio Ramirez stated that the HOA maintenance fee covers only the maintenance of the green grassy area in front of the houses. Any modifications done by the HO's on any other area of the front of the house will not be maintained by the HOA but the HO needs to maintain that themselves or pay for someone to maintain it.

Sergio Ramirez De la Mora stated that Oscar Guerra Peraza resigned as President; due to his immediate obligations to his new family (he and his wife recently had twins' babies). So, Sergio Ramirez has stepped in as President and Francine West as treasurer interims. He reminded us that come September 2015 it will be time to elect a new board as the existing board members will have served the length of their allotted time on the board. *The scrutineers counted 100% of the votes; Sergio Ramirez will serve as HOA president and Francine West as HOA treasurer, was approved.*

14) CLOSURE OF THE ASSEMBLY, AND ISSUANCE OF MINUTES.

Meeting was adjourned at 12:15 hrs, and Home owners were invited to stay for the barbeque following the meeting. Julio Menendez was designated as a delegate to make the process of formalization by a Public Notary.

Sergio Ramírez de la Mora - Assembly President.-

Eve Duran - Secretary.-

Francine West - Treasurer.-

Eliahu Barak - Counselor.-

Sergio Domínguez - Scrutener.-

Pablo Bravo - Scrutineer.-