

VILLAS AT CLUB INTRAWEST ZIHUATANEJO
NOVEMBER 29, 2016
BOARD OF DIRECTORS MEETING

In Vancouver, British Columbia, Canada at 4:00 pm PST on Tuesday November 29, 2016 at the Offices of the Intrawest Resort Club Group at 326 - 375 Water Street, Vancouver BC.

Present were: Robert Reyes (via telecom), Enrique Vázquez, Dolores Heisinger (via Telecom), Scot Hein (via Telecom) Marie Cummings (via Telecom), Areli Fierro (via Telecom), Francisco Gonzalez (via Telecom).

Called to Order

Robert Reyes chaired the meeting and the Villas Board of Directors Meeting was called to order by Robert Reyes at 4:06 pm. Robert proceeded with the details of the meeting. Participants were introduced by the chair.

Notice of Motion:

1. Review of approved 2017 budget

Marie Cummings asks if everyone received the latest approved budget document. Everyone confirms received.

Enrique Vazquez comments about the 3.3% increase in the owner dues. Then mentions all the variations and percentages on the approved budget.

Dolores Heisinger asks about the reason of the increase of the telephone system and if it's a one-time cost

Marie comments that it is a one time and it will return to normal.

Enrique comments on the 7.5% Common area and security increase and asks Marie to give more details.

Marie states that the increase is due to the purchase of new radios and a defibrillator.

Enrique continues going through the budget and electricity stands out for being a -11.7%

Dolores asks if the electricity dropped, asks if anyone has considered solar energy.

Marie states that it hasn't been brought up but could be considered

Scot agrees

Dolores comments that Enrique had informed that switching to Deutsch bank would cost less.

Robert comments that this might just be an initial cost.

Robert comments in past years that there would come a time when the reserve funds would be low and states that the time has come. Robert states that it is time to start rebuilding this reserve fund.

RESERVE PROJECTS

Robert presented the Contingency Reserve projects:

1. Common Area Handrail Replacement
2. Back-of-House service area improvements
3. Air Conditioning Chiller Surge Protectors
4. Laundry Equipment

Robert detailed the Capital Reserve projects:

1. Dip Pool Refinishing
2. Sliding Doors & Windows Replacement
3. Kitchen Wood beam and Roof Replacement
4. Replacement of Cushion Covers for Dining Table Chairs
5. Mini-split AC Replacement
6. Dishwashers
7. Replacement and Repair of Rooftops at entrance and on terraces
8. Terrace Furniture Maintenance and replacement.

Scot asks if Owners are current with their dues

Robert asks Enrique to answer

Enrique comments that everything looks good.

Robert states that at some point we need to discuss if additional contributions should be made to rebuild the fund.

Scot asks why 3.35 increase

Robert comments that it is directly related to the operating cost and inflation.

Dolores asks about past year's increases. 2016?

Enrique states it was an increase of 3.7%

Dolores asks about 2015

Enrique states it was an increase of 2.4%

Scot comments that getting a graph showing the past history of the increase of dues and comparing it with the inflation in Mexico would benefit.

Robert agrees

Scot asks about management fees and if they are all necessary.

Robert explains that you must have these Trust Administration fees to legally operate in Mexico. States that in Mexico it is more difficult to operate.

Motion to approve 2017 Budget

MOVED BY Dolores Heisinger, SECONDED BY Scot Hein, THAT the 2017 Budget be approved as presented. Motion carried.

NEW BUSINESS

Robert asks if there is any new business.

Dolores asks about any plans to acknowledge any doubts and questions of Members at the Annual General Meeting.

Dolores suggests a list of positive contributions as a result of the change.

NEXT MEETING

The tentative date for the next meeting will be Friday, February 3rd.

Termination of the meeting

MOVED BY Robert Reyes SECONDED BY Scot Hein and Dolores Heisinger, THAT the Board of Directors meeting be terminated at 5:16 pm PST Motion carried.