

**MINUTES OF THE ANNUAL ORDINARY GENERAL ASSEMBLY OF
"ASSOCIATION DE PROPIETARIOS DE LA MISION VIEJA DE SAN MIGUE, A.C."**

CELEBRATED ON September 2, 2023

On Saturday. September 2, 2023 at 10am hours, the Annual Ordinary general assembly of the "ASOCIACION DE PROPIETARIOS DE LA MISION VIEJA DE SAN MIGUEL, A.C." (LMPOA), was declared formally opened at Rancho Exilo, which is located at km 62 in the Municipality of Ensenada, Baja California Mexico. The assembly will deal with the subjects of the agenda previously published in a local newspaper. A copy of said publication is attached to these minutes.

According to article 21 of the bylaws of LMPOA a minimum quorum of 50% plus one is necessary to hold the Assembly. After the second call only 30% of the association's members with a right to vote must be present to declare a legal quorum.

The General assembly and the Board of Directors conducted the meeting, and the following results and resolutions were approved:

AGENDA

Number 1 Registration of Attendance of associates/members and member's proxy registration

71 members in good standing were registered for the assembly which represented 46% of the membership. The list of said members is attached to these minutes.

President Zimney called the assembly to order at 9:50am hours

Number 2 Certification and declaration of legal quorum

Stephen Zimney, President of the Association's Board of Directors. According to the Bylaws of LMPOA will preside as President of the assembly and Sandra Stadelmann, Secretary of the Board of Director's, was appointed as Secretary and Scribe and as scrutineer of the Assembly with Beverly Jean Wilburn.

The assembly's Scrutineer's certified the presence of 71 members in good standing.

Number 3 Opening and starting the Annual Ordinary General Assembly Ordinary General Assembly; declaration of legal assembly; guest and members presentations; reading and approval of the agenda.

46% of the members are present. No incidents occurred and members who attended the call were officially registered. Each one of them took a seat in the place designated to them for the September 2, 2023 Annual Ordinary General Assembly.

In Attendance:

Board members: Stephen Zimney, Andy Hartzell, Beverly Jean Wilburn, Sandra Stadelmann, and the members registered in the list attached. Also in attendance was

Liliana Salcedo Camarena, as translator

Lic. Carlos Manuel Rudametkin Barajas, LMPOA Attorney

President Zimney called the assembly to order at 9:50 hours and welcomed the assembly. He explained that the agenda would be followed as published and that no other items would be discussed at the assembly and that no other motions or amendments to resolutions already published would be accepted during the meeting. Mr. Zimney declared a sufficient number of the association's members in good standing were present, meeting the legal quorum required to celebrate the 2023 Annual Ordinary General Assembly, in accordance with the Civil law of Baja California and with our Association's Bylaw, and any and all decisions taken by this Assembly will be legal and valid.

Number 4 Reading and Approval of the Minutes of 2022.

VOTE: The minutes from 2022 were accepted by a vote of:

71 yes, 0 no

Number 5 Vote for LMPOA officers for Sept 2023 to 2025 and ratification of the accountant of LMPOA Acc. Lilliana Salcedo Camarena as legal representative for “general power of acts for administration and for procedures of Sat. Imss and state government offices”, and appointing a legal representative to record these minutes before a Notary Public.

VOTE: Accountant Lilliana Salcedo Camarena was ratified by the members present and will serve as accountant and as legal representative before several authorities.

VOTE: Yes: 71 No: 0

Vote: The President appoints Carlos M Rudametkin to attend the Public Notary Office of his choice to ratify, and register these minutes, the resolutions and the elections results, once the minutes have been approved by the board of LMPOA. And to be the attorney of record for LMPOA.

VOTE: Yes 71 No: 0

The election process commenced and the floor was open to nominations. There were no other nominations from the floor.

A motion was put on the floor to vote with a show of hands and the results were the following:

For Vice President, 2 year term, from 2023-2025:

Candidate: Walter Andrew Hartzell

Vote: Walter Andrew Hartzell Yes: 71 No: 0

For Secretary, 2 year term, from 2023-2025

Candidate: Sandra Stadelmann

Vote: Sandra Stadelmann Yes: 71 No

6. Vote on revision of Bylaws:

1. Approval of Zoom or other video service for meetings, and other technologies as a legal alternative for future General Assembly meetings if needed.

Vote: Yes: 71 No: 0

2. Approval of internet-based technologies as legal alternatives for General Assembly voting and proxy execution procedures.

Vote: Yes: 71 No: 0

Number 6 President's Message- The State of the Association

President Zimney thanked the board Andy Hartzell, Beverly Wilburn, Sandra Stadelmann and the adjunct members, John Stadelmann, Kathy Duran, Keith Williamson, Elsie Marroquin, Camille Marks, Fred Farhad, Margaret Sohar, Mark Johnson, Molly Post, Cindi Kerchhoff, Diane Barker for their help. The presidents opening address gave an overview of issues to be presented and/or voted on.

The biggest impact this year is jurisdiction change from Ensenada to Rosarito. Ensenada is appealing the change. It is expected to be finalized at the end of 2023. Tax liabilities and legal restrictions will change. As of now it is uncertain as to the outcome of these issues. LMPOA representatives and our attorney, Carlos Rudametkin, have met with Rosarito authorities several times over the year to establish a solid working relationship with them. They are supportive of HOAs and support gated communities and security.

One of the biggest concerns is which jurisdiction do we pay our property taxes to. At this time we do not have an answer. Carlos Rudametkin is staying on top of this and he will advise if there are any decisions made.

The HOA will pass along all information to our residents. In the end, all homeowners are responsible for their own payments and as soon there is a resolution we will advise.

Number 7 Treasurer's Report/ Beverly Wilburn

Inflation is up and the exchange rate has become less favorable for the dollar, about 15% less. This has resulted in the need to increase the salaries of our security team in order to stay competitive with the other communities in the area.

Legal costs are up as a result of the transition to Rosarito.

The dues for both La Playa and La Loma have increased to meet current demands.

LA PLAYA:

1. Dues have gone up by \$100.usd
2. Guard salaries have increased from \$30.00 per shift to \$36.00
3. There is an increase in the budget for legal expenses.
4. We have increased the night patrol to 7 nights a week with rotating coverage between the guard at the caseta and the walking guard.

VOTE: to accept La Playa Budget copy is attached (copies were given to residents at registration)

Yes : 30 No: 0

LA LOMA:

1. Dues have gone up by \$100.usd
2. Guard salaries have increased from \$30.00 per shift to \$36.00
3. There is an increase in the budget for legal expenses.
4. We have more money budgeted for road maintenance and are looking into a new, more affordable, technology for transforming dirt roads. "Perma-zyme" We will update everyone when we know more about this, as far as costs and usability are concerned. We may need to raise more funds by donations as we did for the entryway. We are also putting in some security cameras. La Mision Water Comp. is contributing to the road repair and the camera system as it directly affects the security and maintenance of our water pipes, pilas, and pump house.
5. We have increased the night patrol to 7 nights a week with rotating coverage between the guard at the caseta and the walking guard.

Home Owners Association (HOA) copies given to residents at registration**La Loma: Budget Copy Attached****VOTE: *To accept La Loma Budget******YES : 41 No: 0*****Number 8 Security Report La Loma & La Playa/ John Stadelmann:**

1. Crime on both La Loma and La Playa has been going down steadily over the last 5 years.
2. La Playa had 1 car theft, 1 mountain bike and 1 ATV stolen this past year.
3. La Loma had 3 ATV's some construction material taken.
4. Our night patrol is making an impact. The security cameras are also helping. We will be increasing camera coverage where needed on La Playa and installing a system on La Loma.

Number 9 Estuary Report/Steve Zimney

1. No changes.

Number 10 PDC (Project Development Committee)/ Andy Hartzel

1. Andy has met with officials in Rosarito to discuss our Property Development Committee (PDC) purpose. Our attorney, Carlos Rudametkin and Steve Zimney have also accompanied him. We need to have a good working relationship with Rosarito to ensure our building codes and Mexico's building codes are enforced:
We seek compliance with our CC&R's:
Only single family units per lot
No sub-division on a lot
2 story height limit
No livestock
No temporary housing ie: RV's, mobile homes, trailers
2. Approval by the PDC is granted if all rules are met and a building permit is obtained.

The meeting was adjourned at 11:30am

The Meeting was adjourned the same day at 11:50am and those minutes were signed by the board members that were present and agreed to sign.

Sincerely
Executive Committee

Stephen Alan Zimney
President

Walter Andrew Hartzell
Vice President

Beverly Jean Wilburn
Treasurer

Sandra Stadelmann
Secretary
